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REPORT 1952-1953

REGIONAL PLANNING COMMISSION • LOS ANGELES COUNTY  
S ANGELES COUNTY REGIONAL PLANNING DISTRICT  
ANGELES CALIFORNIA



CITY AND REG.  
PLANNING

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EARL J. ESSE  
DIRECTOR OF PLANNING

IRMA RUTHER  
SECRETARY TO THE COMMISSION

**County of Los Angeles**  
**The Regional Planning Commission**  
108 WEST SECOND STREET  
TELEPHONE MUTUAL 9211  
Los Angeles 12, California

September 22, 1953

**COMMISSIONERS**  
ROBERT M. PHILLEO  
CHAIRMAN  
ROY N. CLAYTON  
VICE-CHAIRMAN  
MRS. L. S. BACA  
ROBERT S. GROMAN  
BERT T. HARVEY  
B. F. SHRIMPTON  
VICTOR H. YORK

**ADVISORY**  
WM. J. FOX  
COUNTY SURVEYOR  
SAM R. KENNEDY  
COUNTY ROAD COMMISSIONER  
B. P. GRUENDYKE  
SUPERINTENDENT,  
DEPARTMENT OF PARKS  
AND RECREATION  
S. ERNEST ROLL  
DISTRICT ATTORNEY

Honorable Board of Supervisors  
County of Los Angeles

Gentlemen:

In compliance with Ordinance No. 4099 (N.S.) requiring annual reports of all departments, I am transmitting herewith the Annual Report of The Regional Planning Commission for the Los Angeles County Regional Planning District and County of Los Angeles for the fiscal year ending June 30, 1953.

A copy of this report is also being filed with the State as required by Title 7, Chapter 1, of the Government Code.

Respectfully submitted,

*Robert M. Philleo*  
Robert M. Philleo, Chairman

NA9127  
L72A29  
1952/53-  
1956/57  
CITY &  
REGIONAL  
PLANNING  
LIBRARY

# The Board of Supervisors

501 Hall of Records, Los Angeles 12, California

Roger W. Jessup, Chairman.....Fifth District  
Herbert C. Legg.....First District  
Kenneth Hahn.....Second District  
John Anson Ford.....Third District  
Burton W. Chace.....Fourth District

## The Regional Planning Commission

108 West Second Street, Los Angeles 12, California

### COMMISSIONERS

Robert M. Philleo, Chairman.....248 Mockingbird Lane, South Pasadena  
Roy N. Clayton, Vice-Chairman.....120 W. Harvard St., Glendale 5  
Bert T. Harvey.....297 Lincoln St., Pomona  
Victor H. York.....12830 Mulberry Dr., Whittier  
Mrs. L. S. Baca.....1509 W. 95 St., Los Angeles 47  
B. F. Shrimpton.....1036 Carol Dr., West Hollywood 46  
Robert S. Groman.....1008 N. Roxbury Dr., Beverly Hills

### ADVISORY

William J. Fox, County Surveyor..County Engineering Bldg., Los Angeles 12  
Sam R. Kennedy, County Road  
Commissioner.....County Engineering Bldg., Los Angeles 12  
B. P. Gruendyke, Superintendent  
Parks and Recreation Department.....234 N. Main St., Los Angeles 12  
S. Ernest Roll, District Attorney.....Hall of Justice, Los Angeles 12

### THE ADMINISTRATIVE STAFF

Earl J. Esse.....Director of Planning  
John P. Commons.....Division Head, Plan Administration  
John A. Malone.....Division Head, Subdivision Administration  
John L. Richerson.....Division Head, Advance Planning  
Rani de Marno.....Senior Administrative Assistant  
Irma Ruther.....Commission Secretary

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# *Introduction*

This report sets forth in some detail the accomplishments of The Regional Planning Commission during the past year, the thirtieth in Commission history.

The spread of residential, commercial, and industrial development continued at a high rate throughout the entire County during 1952-53.

As the southeasterly portion of the County approached almost complete urbanization, other parts of the unincorporated area became increasingly active.

The steady growth of the San Gabriel Valley over the past twenty years was greatly accelerated during the past year. Citrus groves and open farming areas are being transformed into communities of thousands of new homes, new business districts and areas for industrial expansion.

The various elements of the Master Plan of the County have been invaluable in establishing a framework for the orderly development of both incorporated and unincorporated areas.

The Master Plan of Land Use, the Master Plan of Highways, and the Master Plan of Freeways have been particularly effective in this regard.

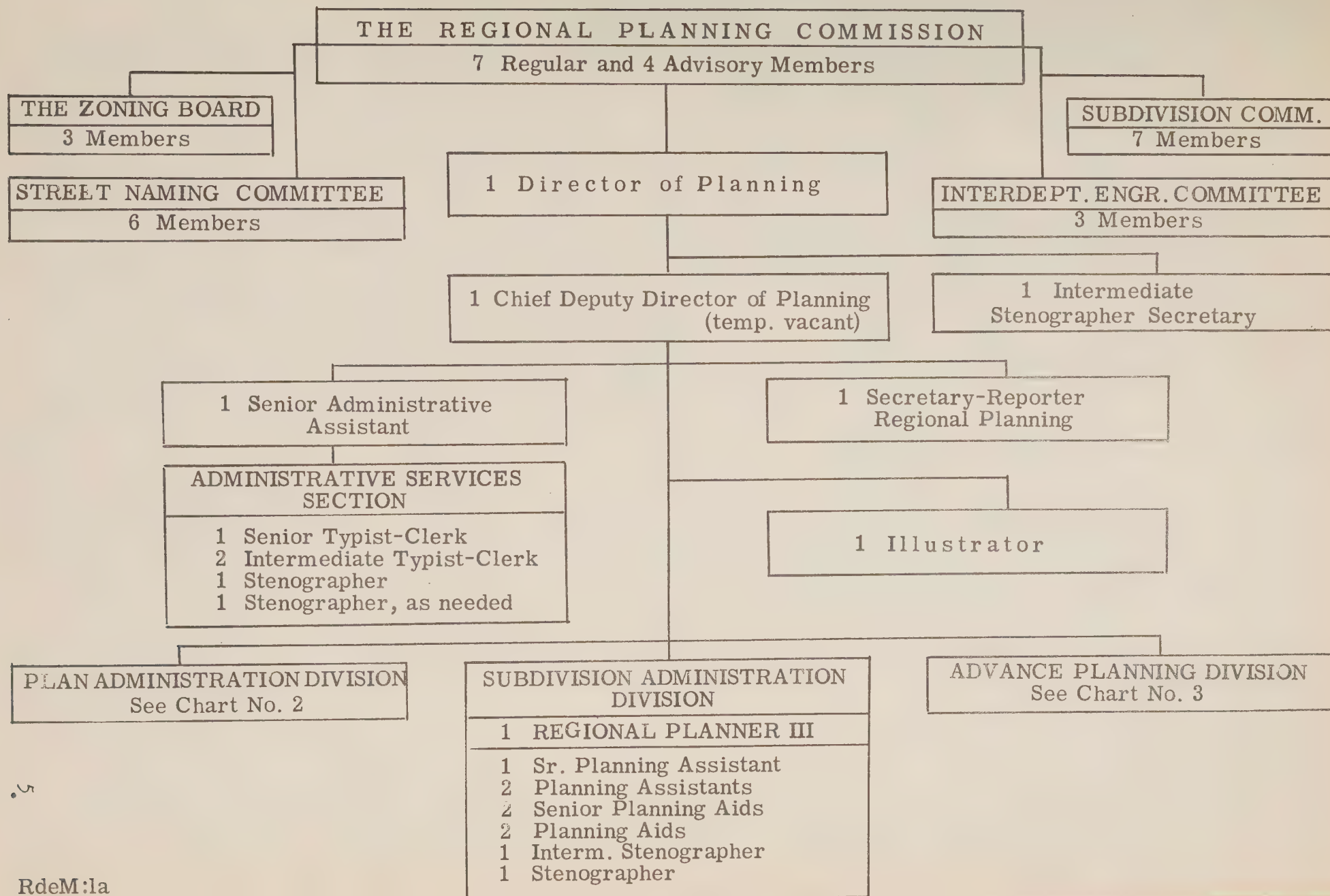
Other sections of the Master Plan, such as Shoreline Development, Parks and Recreation, Airports, and Administrative Centers were utilized in guiding the growth of one of the world's fastest growing areas.

# THE REGIONAL PLANNING COMMISSION

## PERSONNEL ORGANIZATION CHART

June 30, 1953

Chart No. I

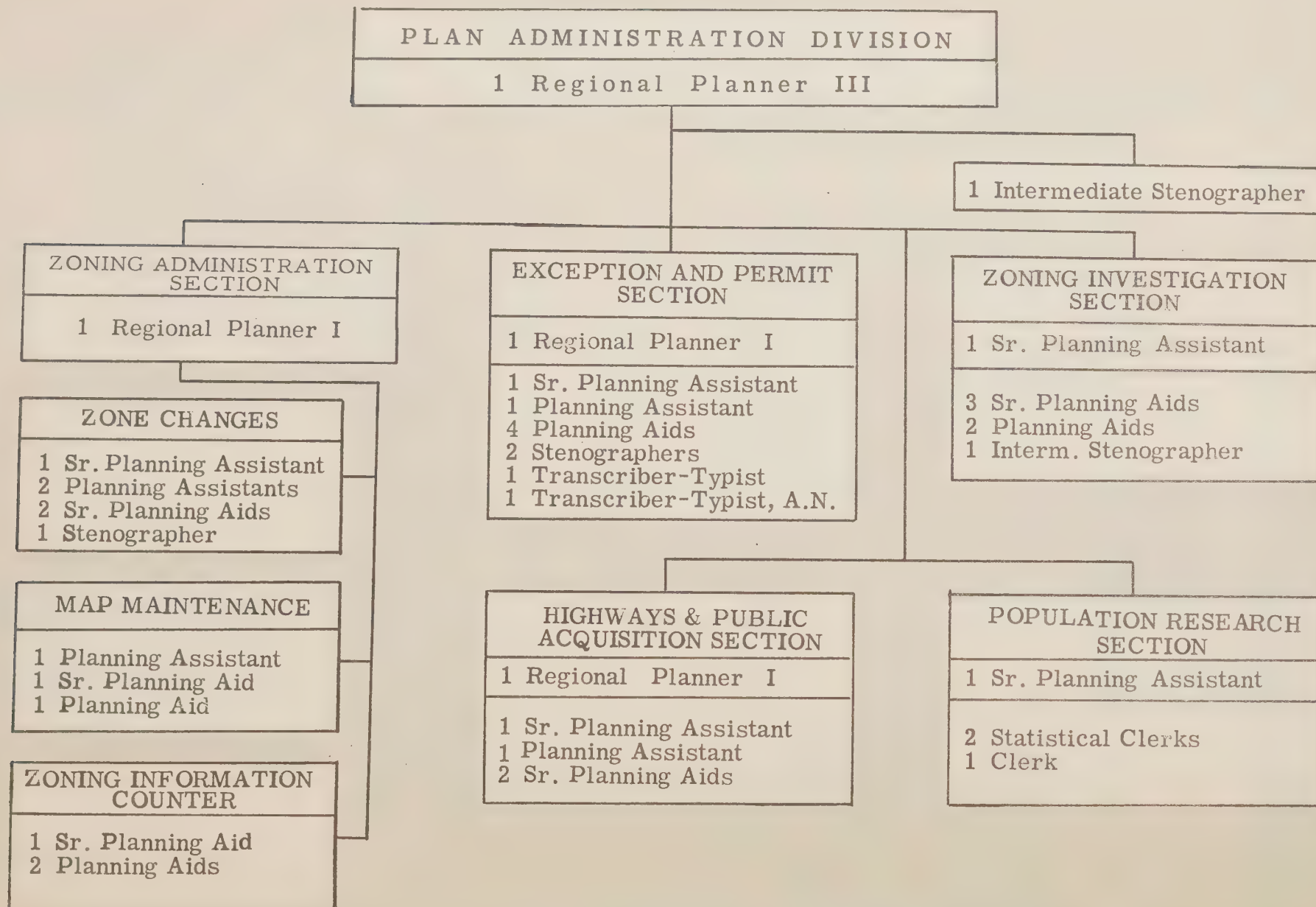


# THE REGIONAL PLANNING COMMISSION

PERSONNEL ORGANIZATION CHART

June 30, 1953

Chart No. 2

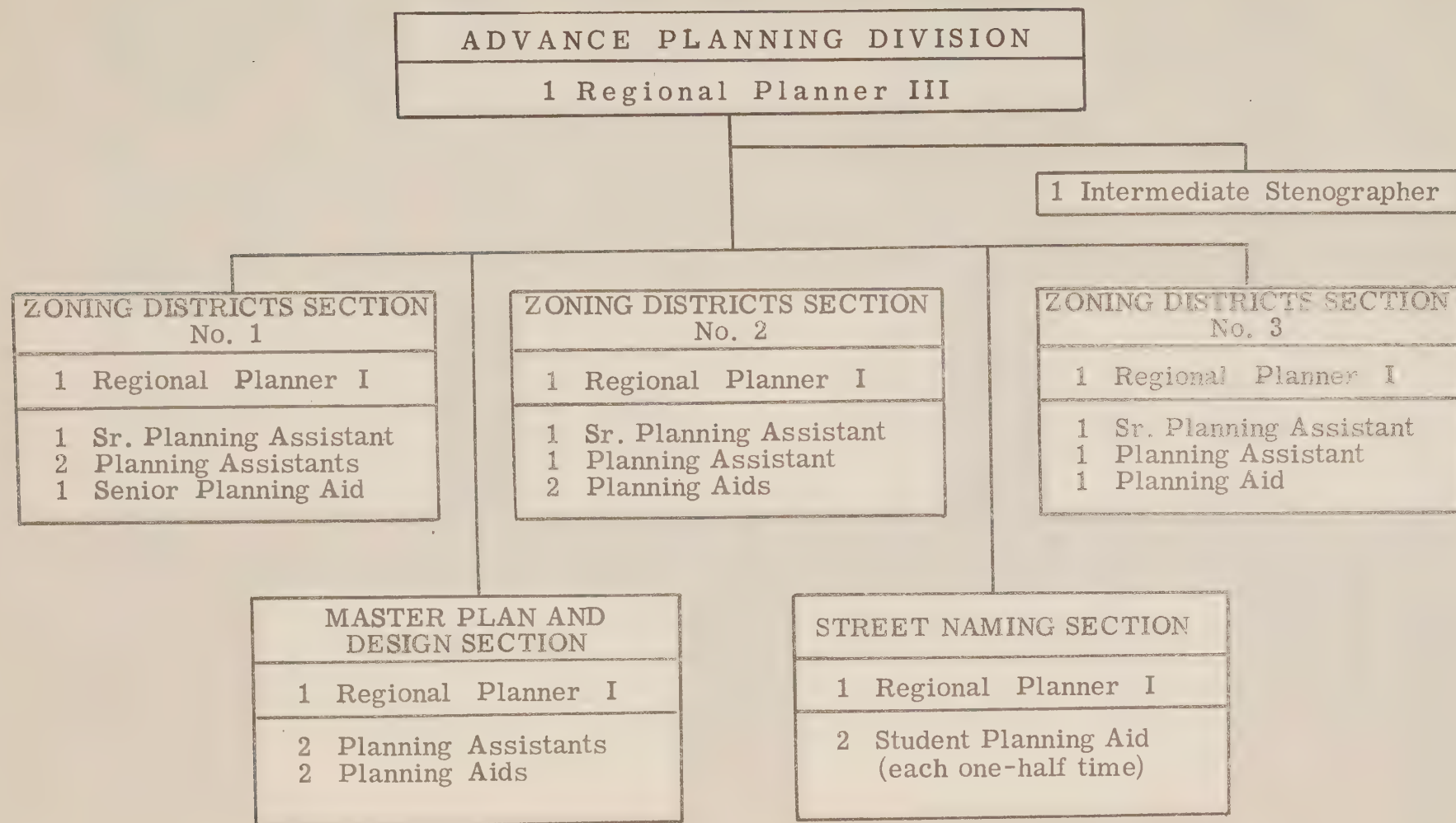


# THE REGIONAL PLANNING COMMISSION

## PERSONNEL ORGANIZATION CHART

June 30, 1953

Chart No. 3



## MEMBERSHIP

There was only one change in appointment of the Commission's seven members. On January 1, 1953, Mrs. L. S. Baca was, after about a year's absence, reappointed to replace Mr. Robert L. Chambers.

## COMMISSION HEARINGS

The Commission held a total of 83 meetings-52 regular, 25 special and 6 field meetings. During seven of these meetings the group convened as The Regional Planning Commission of the Los Angeles Regional Planning District to consider matters pertaining to the Master Plan. The 224 public hearings held were mainly for the purpose of hearing testimony for or against proposed zone changes or the creation of new zoning districts.

## AGENDA ITEMS

An all time record was set for the number of Agenda Items heard by the Commission. A total of 2,963 separate items were discussed; that is almost 600 items more than last year and 340 items more than in the previous peak year of 1949-50.

The following Table shows the variety of agenda items presented to the Commission:

# AGENDA ITEMS HEARD DURING 1952-53

SUBJECT MATTERS CONSIDERED:	NUMBER OF AGENDA ITEMS	
	<u>SUB-TOTALS</u>	<u>TOTALS</u>
LAND ACQUISITIONS & VACATIONS		
Fire Stations	5	
Flood Control R/W	9	
Parks & Recreation	2	
Rights of way	152	
Schools	58	
Miscellaneous	4	
Vacations	66	296
MASTER PLANS		
Administrative Center	1	
Freeways	1	
Highways	22	
Shoreline	4	
Miscellaneous	4	32
MISCELLANEOUS		
Policies	3	
Personnel	17	
Legislation	12	
Routine: Letters & Reports	359	391
PUBLIC BUILDINGS - PLOT PLANS		8
STREET NAMING		22
SUBDIVISIONS		
Tracts	1,017	
Miscellaneous	13	1,030
ZONING MATTERS		
Changes of Zone	360	
Districts	83	
Ordinance	131	
Supplementary Land Uses	2	
Miscellaneous	14	
Plot Plans	7	
Urgency Zoning	3	
Modification of Setbacks	5	605
ZONING BOARD		
Cemetery	6	
Exceptions	455	
Miscellaneous	23	
Revocations	9	
Special Permits	86	579
TOTAL NUMBER OF AGENDA ITEMS CONSIDERED:		2,963

NOTE: A specific case might appear several times as an Agenda Item.

## LEGISLATION

Members of both the Commission and the staff were active in fostering legislation which included a major revision of the State Conservation and Planning Act and amendments to the Subdivision Map Act. Some of the more important legislative changes were:

1. Hereafter the Commission is required to hold only one instead of two public hearings before recommending adoption of a precise plan, or changes in same, to the Board of Supervisors. The reduction in the number of mandatory hearings came at a very opportune time, when an unusually large number of zone change requests were awaiting public hearings, for it will now be possible to double the weekly number of zone changes presented to the Commission.
2. Another revision repealed the 1917 City Zoning Enabling Act and codified this provision as a separate chapter in the Conservation and Planning Act.
3. The Subdivision Map Act was amended to provide for disapproval of tentative subdivision tracts where flood hazards exist because of inadequate drainage facilities.

## PLANNING CONFERENCES

Several Commissioners and staff members participated in a number of annual and monthly planning conferences such as the California County Planning Commissioners Association Conference which this year was held in Palm Springs, California; the monthly meetings of the Southern California Planning Congress, and the Shoreline Planning Association's annual meeting in San Luis Obispo. One Commissioner represented the County Supervisors' Association at the State Legislature's session in Sacramento, for the purpose of following through on planning legislation of interest to Los Angeles County. A Staff member attended, as a speaker on the subject of 'Population Estimating', the Western Governmental Research Associations Annual Conference in Sacramento.

*The Zoning Board*

Public hearings on applications for Exceptions and Permits were held before the Zoning Board, as provided for in the Basic Zoning Ordinance of Los Angeles County. The three member Board, consisting of a member of the Commission, a staff member and a Deputy County Counsel, considered factual reports prepared by the staff of the Exceptions and Permits Section, together with testimony of applicants and protestants in each case, and reported its findings and recommendations to the Commission.

#### PURPOSE OF EXCEPTIONS AND PERMITS

Whenever it is desired to use a certain parcel of land for a purpose not specifically permitted in the zone applicable to that property, an Exception or a Permit must be obtained. The Basic Zoning Ordinance outlines procedures and prescribes limits within which the Commission and, on appeal, the Board of Supervisors, may act to grant requests for these specific uses. The Ordinance distinguishes between Zone Exceptions, Special Permits, Cemetery Permits, and Explosive Permits, and established procedures for Revocation actions against any permit or exception.

A Zone Exception may be granted so as to permit the use of a parcel of property for a purpose other than that for which it is zoned, if it can be demonstrated that the owner will be deprived of a substantial property right unless the exception is granted; or for certain uses specified in the Zoning Ordinance, such as churches, parking lots, or oil wells, if a general or specific need exists. No exception may be granted unless a finding can be made that the proposed use will not be materially detrimental to the public welfare or the property of other persons located in the vicinity.

A Special use Permit must be granted, upon request, for certain uses in certain zones listed in the Zoning Ordinance, unless a finding can be made that such uses will be a menace to or endanger the public health, safety or general welfare.

## ZONING BOARD HEARINGS

The Zoning Board held 68 scheduled meetings, an increase of 16 over the previous year. Correspondingly, the number of cases heard before the Zoning Board increased from 302 to 368. The accompanying table shows the results of the hearings in the 1952-53 fiscal year.

Early in the year, it became apparent that the increased volume of cases filed each month was not a temporary or seasonal increase, but represented a strong trend. As a result, the number of regularly scheduled meetings of the Board was increased beginning in January, 1953, from an average of four per month to an average of six. The average number of cases heard per meeting remains at five and one-half.

Since the monthly number of cases filed is steadily increasing, it appears certain that additional hearing time before the Zoning Board will have to be scheduled early in the 1953-54 fiscal year.

## ZONING BOARD RECOMMENDATIONS 1952-53

<u>Exception and Permit Cases</u>	<u>Approved</u>	<u>Disapproved</u>	<u>Totals</u>
Zone Exceptions	208	116	324
Special Permits	35	6	41
Cemetery Permits	2	0	2
Revocations	1	0	1
<hr/>			
Total Number of Cases Considered	246	112	368

## COMMISSION ACTION ON ZONING BOARD RECOMMENDATIONS

The Zoning Board functions as a preliminary hearing board for the Regional Planning Commission on the different types of Exception and Special Permit cases. The Board's recommendations for or against approval of the cases considered at each Board meeting are presented to the Regional Planning Commission for final decision.

The actions of The Regional Planning Commission on Zoning Board findings and recommendations followed these recommendations in all but a few instances. The Commission referred several cases back to The Zoning Board for clarification or for the procurement of additional information at new hearings. In three instances the Commission called for transcripts of the hearing before the Board and after reading them, reversed the Board on two cases, and concurred in the Board's decision on the third. Hearings were held before the full Commission on several requests for exceptions and special permits.

EXCEPTIONS AND PERMIT CASES  
APPEALED TO THE BOARD OF SUPERVISORS

Forty Exception and Permit Requests were appealed to the Board of Supervisors. This was 3 more than the year previous, and stands in contrast to the increase in the number of cases processed this year over last. The decisions of the Commission were upheld on 24 cases and modified on four others. The cases most frequently appealed to the Board of Supervisors were those on which the larger number of people appeared at hearings to give testimony both for and against approval.

*Departmental Administration*

Earl J. Esse, Director of Planning

Ruth C. Leff, Secretary

The Director of Planning is responsible to the Regional Planning Commission for the administration, direction and coordination of departmental staff activities required to effectuate the provisions of the State Conservation and Planning Act, the Los Angeles County Basic Zoning Ordinance, the State Subdivision Map Act, the County Subdivision Ordinance and other related Rules and Ordinances. Since the position of

Chief Deputy Director of Planning remained unfilled throughout the year, many of his day-to-day responsibilities and assignments were delegated to the three Division Chiefs.

A Senior Administrative Assistant assisted with personnel recruitments and assignments; analyzed the department's budget requirements and prepared the annual budget request for the Director's approval and, under his direction compiled material for, edited, partially wrote, and organized the department's Annual Report; maintained workload, operations, and fiscal controls, made incidental operations and procedural studies, and supervised the work of the Administrative Services Section.

## FINANCES

Net expenditures for 1952-53 totaled \$457,592, an increase of \$65,895 over the previous fiscal year's expenditures, of which \$62,041 was for Salaries and Wages and \$3,825 for Maintenance and Operation.

<u>FISCAL YEAR 1952-53</u>	Salaries	Mainte-	Capital	
Appropriations and	and	nance and	Outlay	
Expenditures	Wages	Operation	(Equipment)	TOTALS
Gross Appropriations				
(as adjusted)	\$464,002	\$27,903	\$2,684	\$494,589
Salary Savings	31,927	-	-	31,927
NET APPROPRIATIONS	\$432,075	\$27,903	\$2,684	\$462,662
NET EXPENDITURES	431,417	23,904	2,271	457,592
UNEXPENDED BALANCE	\$ 658	\$ 3,999	\$ 413	\$ 5,070

The main item of the Unexpended Maintenance and Operation balance comprised \$2,500 for printing a revised edition of the Basic Zoning Ordinance, the rewriting of which will not be completed until sometime next year.

REVENUE received during 1952-53, for Zoning, Transcript and Miscellaneous Fees exceeded last year's receipts by \$6,805.16.

The increases were:	Zone Changes	\$ 175.00
	Zone Exceptions	5,285.00
	Special Permits	(-60.00)
	Cemetery Permits	(100.00)
	Explosive Storage	20.00
	Miscellaneous Fees	\$1,485.16

The following table shows the amounts of fees received from the various revenue sources, and the amounts deposited to the County's General and Trust Funds.

REVENUE RECEIVED DURING 1952 - 1953						
TYPE OF FEE					AMOUNTS	
<u>Zone Changes</u>	82 Cases	@	\$	35	\$ 2,870.00	
	Less 2 refunds	@	\$	35	70.00	\$ 2,800.00
<u>Zone Exceptions</u>	416 Cases	@	\$	35	\$ 14,560.00	
	Less 10 refunds	@	\$	35	350.00	14,210.00
<u>Special Permits</u>	69 Cases	@	\$	10	\$ 690.00	
	Less 5 refunds	@	\$	10	50.00	640.00
<u>Cemetery Permits</u>	1 Case	@	\$	100		100.00
<u>Explosive Storage</u>	2 Cases	@	\$	10		20.00
						\$17,770.00
<u>Miscellaneous Fees</u>						
Transcript Fees	(Through Board of Supervisors)					3,362.32
Transcript Fees	(Paid direct to Regional Planning Commission)					177.50
Witness Fees						21.30
Advertising Fee	(Additional fee at request of applicant)					10.44
Total Amount of Fees Collected:						\$21,341.56
<u>Deposited as Revenue in General Fund 1952-53</u>						
Zoning Fees Received during 1952-53					\$ 12,280.00	
Miscellaneous Fees during 1952-53					3,571.56	
Accounts Payable (Zone Exception Case #1106)					35.00	\$15,886.56
<u>Balance in Trust Fund on June 30, 1953</u>						
Fees Received during 1952-53					\$ 5,455.00	
Fees Received during 1951-52					70.00	
Total Amount in Trust Fund on June 30, 1953:						\$ 5,525.00

## PERSONNEL

On June 30, 1953, a total of 84 positions were filled, of which 64 were in the planning classification. At the beginning of the year only 81 positions were budgeted, but during the year 3 positions were added to handle the rapidly increasing workload. An average of 81 filled positions was maintained for the year. The allocation of filled positions on June 30, 1953 was:

General Administration	9
Plan Administration Division	41
Subdivision Administration Division	10
Advance Planning Division	25
Total number of filled positions:	84

Rani de Marno, Section Head

Staff: Joan Barry  
Berenice White

Antoinette Renty  
Luluetta M. Armstrong

The departments' business and general service activities such as:

budget preparation and control  
accounting  
personnel and payroll work  
procurement, storage and distribution of  
equipment and supplies  
maintenance of correspondence and map files

are centralized in this Section. These functions include:

1. Maintaining the department's appropriation, encumbrance, expenditure and revenue control records, and preparing or checking incidental related accounting forms and statements.

2. Accepting zoning, transcript and miscellaneous fees, and advertising deposits; depositing amounts received with the County Treasurer in either Trust of General Funds, and withdrawing from Trust Fund money to make refunds and pay advertising bills.

3. Maintaining departmental timekeeping, payroll and personnel records, and preparing payroll connected forms and listings either for departmental use or for transmittal to the County Auditor and the Civil Service Commission.

4. Requisitioning from the County Purchasing Department: furniture, equipment, office and drafting supplies, maps, photostats and other prints. Storing and distributing same as required; maintaining inventory and cost records; taking annual and periodic inventory and preparing inventory listings for the County Auditor.

5. Requisitioning from the Mechanical Department, the Janitor's Department and the Telephone Department, all required repairs, maintenance services, parking permits, telephone installations and rearrangements of telephone equipment.

6. Collecting and transmitting to the Telephone Department payment for all personal calls.

7. Maintaining:

a. Departmental MAP FILES, containing approximately 6,000 maps, with an average monthly circulation during the past year of 100 incoming and 81 outgoing maps.

b. Central CORRESPONDENCE FILES, with a monthly circulation of 176 incoming and 20 outgoing documents.

8. Receiving 850 requisitioned blueprint orders and distributing them to departmental personnel.

9. Receiving and distributing 155 telephone books.

10. Maintained a departmental Planning Reference Library of some 3,000 books and booklets, 300 periodical magazines and over 1,000 documents and miscellaneous planning literature, with a circulation of about 20-25 volume a month. During the year all library material was completely indexed and organized.

11. Performing much of the department's mimeographing work, and supplying emergency stenographic and typing assistance to other sections.

12. Performing the annual distribution and mailing of the department's Annual Report (1,000 copies), to Planning Agencies and other interested organizations and individuals throughout the country, and maintaining up-to-date distribution records.

## Sam Clawson

The Illustrator prepared graphic and written material which was used to inform the public about planning. This required attendance at Commission and Zoning Board Hearings and close contact with representatives of most of the newspapers serving the Los Angeles area. A number of news releases on actions of the Commission were prepared for publication in both daily and weekly papers. He also conferred with various section and division heads in the department, assisting them wherever possible in the development of clear and attractive illustrative material.

### EXHIBITS, CONFERENCES AND TALKS

1. Represented the Regional Planning Commission at the Conference on Government at the University of California at Los Angeles, and prepared a report of the proceedings.
2. Wrote the script, assisted with photographing and editing a motion picture entitled 'Guiding Growth'. This motion picture explains the reasons why subdivision control is important and shows the steps necessary in subdividing a parcel of ground. This film has already appeared on television, will be used as in-service training material, and will be shown to citizen groups. It is hoped that the schools in this area may find it useful in social studies classes.

### MISCELLANEOUS

1. The Illustrator has charge of the department's lantern slide library. During the past year 54 slides were added to the collection, all of which were photographed, cataloged and bound by the Illustrator. Several times during the year groups of lantern slides were assembled for use to illustrate planning programs conducted by members of the staff.
2. Assisted in the preparation of the department's annual report by designing the format and the cover,

taking most of the photographs and preparing many of the illustrations.

3. Prepared cartographic work for general use of the department.

John P. Commons, Division Chief

Marguerite H. Smith, Secretary

The work of the Plan Administration Division during the past year has been the heaviest in its experience as is set forth in greater detail in the reports of the individual sections.

This workload has been caused by the unprecedented development in unincorporated areas, necessitating adjustments in existing zoning to provide for needed commercial and industrial areas and the other facilities that go with intensive urbanization of land which, until recent years, was considered as being agricultural with the probability of remaining in such use for some time.

A very definite pattern of decentralization of industry, placing it closer to the residential communities in order to reduce travel distance and time of employees, has emerged in the past few years. This pattern of development will necessitate more detailed studies of remaining undeveloped portions of unincorporated area in order that provision may be made for industry, commerce and other facilities closer to the place of residence.

# *Zoning Administration Section*

Orville K. Christenson, Section Head

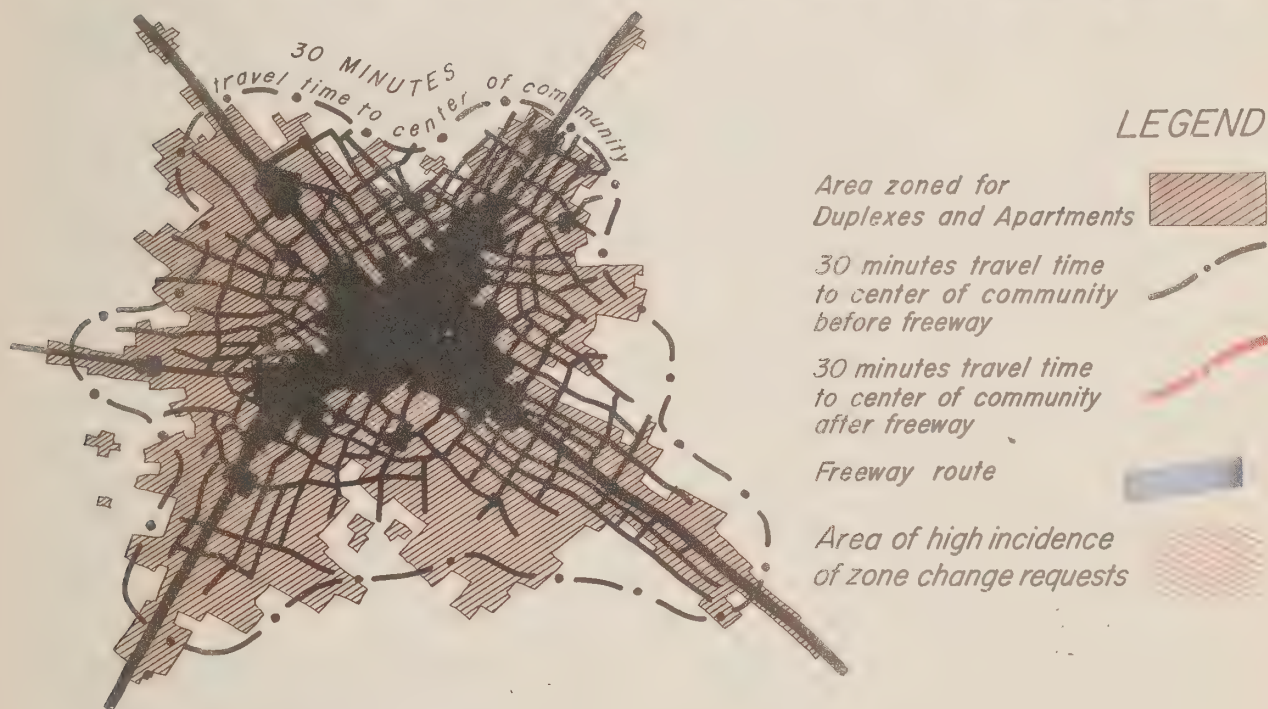
Staff: Darrell Flanery	LeRoy Holmberg
Charles Rozzelle	Wayne Stewart
Edgar Irvine	Ruth Thorne
Daniel Cullen	Lester Estrin
Duane Settle	George Marr
Myrtle Lowell	Lois Metcalf

The tremendous development in the unincorporated portions of Los Angeles County within the last few years has created a need for reviewing district zoning patterns which have been established in the past. The outward movement trend which has developed along the fringes of older congested residential districts, has necessitated a revision of the zoning patterns of formerly rural areas which have now developed into residential areas comprising a sizeable percentage of the total population within the County. This outward movement has been accompanied by an immediate need for increased services over those formerly required. Thus the need for shopping centers and places of employment in the newly developed urban areas has resulted in numerous requests for commercial and industrial zoning.

The expanded freeway system has stimulated a greater demand for multiple residential zoning in certain outlying areas which were formerly too remote from the central business district to be seriously considered for other than sparse single family residential or agricultural development. This situation has not existed long enough to determine accurately the percentage of property owners who will take advantage of additional building permitted in a multiple residential zone. However, there is an indication that multiple unit construction is less likely to take place in an area predominantly developed to single family units with a scattering of vacant lots.

The shopping-center type of commercial development with adequate automobile parking space has required an adjustment for deeper commercially zoned areas to replace the strip-type highway commercial zoning.

# Freeways Increase The Number of Requests For Zone Changes



There are now ninety-nine separate zoning districts within the unincorporated portion of Los Angeles County. Many of these districts have been in existence for five years or more and, because of the accelerated urbanization now under way, some district re-studies are necessary to keep pace with changing conditions. Therefore, when processing individual change of zone petitions, an attempt is made to analyze the relationship between the change requested and the overall community needs. Even greater emphasis will be required to ensure a uniform zoning pattern which will reflect a proper balance between residential, agricultural, commercial and industrial zoned areas within each zoned district.

In view of the constant pressure for more homes, schools, churches, parks, commercial and industrial areas, it is not surprising that the Section's workload became heavier as the year progressed. A total of 108 Zone Change Petitions were filed, that is 11 more than last year. A number of these change requests were referred to the Advance Planning Division for inclusion in current rezoning studies. Other increases over last year were 47% more Final Maps of Zone Changes prepared; answered 34% more personal zoning inquiries; 38% more telephone inquiries regarding zoning; and 47% more notifications of Zone Changes Hearings were sent out to persons owning property in areas adjacent to locations considered for Zone Changes.

MAP MAINTENANCE UNIT OF THE ZONING ADMINISTRATION SECTION  
1952 - 53    WORKLOAD DATA

<u>A C T I V I T Y</u>	<u>Estimated Number</u>
Regional Planning Commission Maps Amended	579
Regional Planning Commission Maps New or Renewed	236
Building & Safety Division (Engineer's Department) Maps Amended	509
Building & Safety Division (Engineer's Department) Maps - New or Renewed	375
Zone Change Cases Plotted on Regional Planning Commission Maps	161
Regional Planning Commission Planning and Zoning Folders Amended	150
Building Division Zoning Folders Amended	229
Trips to Building Division Districts	299

# ZONING ADMINISTRATION SECTION - WORKLOAD DATA 1952 - 53

## ZONE CHANGES REQUESTS PROCESSED

Requests Pending July 1, 1952		41
Requests Filed during Year		108
82 Petitions from public		
23 Regional Planning Commission Initiatives		
3 Board of Supervisors Requests		
Total Number of Applications:		149
Requests Withdrawn during Year	3	
Requests Transferred to		
Advance Planning Division	8	11
Requests to be Processed:		138
Requests Processed		
Approved by Commission	71	
Disapproved by Commission	14	85
Requests Pending on June 30, 1953:		53

## NATURE OF ZONE CHANGE REQUESTS PROCESSED

ZONE CLASSIFICATIONS	B/S & RPC		Totals
	Initiative	Petitions	
From Residential to Commercial	1	21	22
From Single-Family to Multiple Residence	1	6	7
From Residential to Industrial	1	14	15
From Residential to Parking	1	6	7
To a Less Restrictive Zone	7	20	27
To a More Restrictive Zone	3	4	7
Total Number of Requests Processed:	14	71	85

## MISCELLANEOUS WORKLOAD DATA

	Actual Number
Final Maps of Zone Changes Prepared	66
Plot Plans Processed	290
Notifications Sent to Property Owners Adjacent to Areas Considered for Change of Zone	7,429
Verbal Requests for Zone Changes Withdrawn	630
	<u>Estimated Number</u>
Business Licenses for Specified Uses	
Approved as to Zoning	4,944
Zoning Inquiries Answered by Letter	892
Zoning Counter Activities	
Zoning Inquiries (Personal) Handled	20,233
Zoning Inquiries (Telephone) Answered	21,836

Edward A. Holden, Section Head

Staff: William Cornwell	G. Raymond Cushman
John D. Tapking	Cora Sprung
Allan Rose	Lolita Jones
Manus O'Grady	Armida Mitchell
Morris P. Smith	

Applications for Exceptions and Permits are received and processed by this Section. The special conditions pertaining to each request are thoroughly investigated and analyzed; maps, facutal data reports and recommendations are prepared and presented to the Zoning Board and The Regional Planning Commission at the weekly public hearings and meetings.

### ACTIVITIES

The volume of work handled increased sharply over last year. Cases filed of all types increased 43% from 359 to 511. Cases processed increased 26% from 350 to 441. Two positions were added to the staff of the Section on January 1, 1953, bringing the total to 10. The following table shows the number of cases filed by type of case, and the disposition made of them.

EXCEPTION AND PERMIT CASES PROCESSED 1952-53

Type of Case	Pending 7-1-52**	Filed	Regional Planning Commission Action		With- drawn*	Total Processed	Pending 6-30-53
			Approved	Denied			
Zone Exceptions	50	434	235	121	12	368	116
Special Permits	7	73	56	7	6	69	11
Cemetery Permits	1	1	2	0	0	2	0
Explosives Permits	0	2	0	0	0	0	2
Revocations	2	1	2	0	0	2	1
TOTALS	60	511	295	128	18	441	130

\* Completed or partially processed by the staff.

\*\* Cases pending column has been adjusted to compensate for clerical error occurring prior to 7-1-52.

## TYPES OF EXCEPTION AND PERMIT CASES

The large number of requests for Exception and Special Permits include a wide variety of uses, with modification of area requirements being the one most frequently involved. Requests involving oil wells, churches and water wells were relatively less prominent this year than last. The uses for which the most frequent requests were processed are listed below. Only those uses upon which five or more applications were processed are included in this table.

Fiscal Year 1952-53	Per Cent Of All Cases Processed			
<u>Uses Requested</u>	<u>Approved</u>	<u>Disapproved</u>	<u>Total</u>	
Modification of Area requirements	27	18	45	10.20
Churches	19	4	23	5.21
Oil wells	19	1	20	4.53
Off street parking	15	4	19	4.30
Mfg. & assembly plants	13	5	18	4.08
Storage yards & warehouses	9	8	17	3.85
Water wells	17	0	17	3.85
Public & private schools	10	0	10	2.26
Retail stores	5	3	8	1.81
Metal foundries	6	2	8	1.81
Auto wrecking	5	2	7	1.58
Borrow pits	4	3	7	1.58
Public dumps	5	2	7	1.58
Model homes	2	4	6	1.31
Professional offices in residences	0	6	6	1.31
Rest homes & homes for aged	4	2	6	1.31
Automatic car washes	1	4	5	1.13
Junk yards	3	2	5	1.13
Mental sanitariums	4	1	5	1.13
Real estate sales offices	2	3	5	1.13
Signs	3	2	5	1.13
Trailer Court	4	1	5	1.13

By far the most notable case filed and processed during 1952-53 was the request by ROSE HILLS MEMORIAL PARK ASSOCIATION for an expansion of their cemetery in the Workman Mill Zoned District, northwest of the City of Whittier. After considering evidence presented before The Regional Planning Commission at an eight and one-half hour public hearing, the Commission granted a Permit for a portion only of the land area requested and established conditions which provided proper separation of residences and a school from the proposed burial grounds and in addition protected the rights-of-way for highways in the area. The decision of the Commission was appealed to the Board of Supervisors who, upon reading a transcript and reviewing all evidence presented at the public hearing, upheld the decision of the Commission.

#### WORKLOAD TRENDS

The large increase in Exceptions and Permits applied for during the past year was not fully anticipated. Now that the year has passed, it is possible to review what has happened and to re-evaluate the future workload.

The present large number of filings shows no indication of diminishing. It is planned to reduce this backlog during the early part of the next fiscal year through reorganization of staff assignments and the scheduling of additional hearings.

An examination of workload statistics indicates that the increase in cases filed has taken a discernible pattern. The increase has occurred primarily in applications for Exceptions, the increase being 57% over the number applied for in 1951-52. This is in contrast to the 43% increase shown for the totals of all types of cases filed. Only one more Special Permit was filed and 7 less Revocations of Exception or Permit actions were initiated this year than last.

The Regional Planning Commission denied 29% of all requests processed in 1952-53 as compared to 25% in 1951-52.

Part but not all of the increased number of cases has come from areas of the County which either have been zoned in 1951 or later, or which are presently experiencing large population increases, or both. In 1951 eleven cases of all types were filed in

the Antelope Valley area. This year 38 cases were filed, 18 of them in the Lancaster Zoned District. Other fillings were:

<u>Zoned District</u>	<u>1951-52</u>	<u>1952-53</u>
Artesia	3	13
Altadena	14	21
Puente	18	17
Downey	15	29
Norwalk	14	23

George Sleight, Section Head

Staff: Edward Johnson  
Amerigo Simonette

Joseph Harker  
Richard Weaver

#### PUBLIC LAND ACQUISITIONS

The total number of public land acquisitions processed this year was somewhat less than in previous years, most of the reduction being in the number of highway acquisitions.

However, the number of school acquisitions processed increased 67%; fifty-seven being processed this year as compared to thirty-four last year. Fifty of those sites were approved by the Regional Planning Commission, and seven were disapproved. Of those approved, thirty-four were new sites and sixteen were additions to existing sites. The new sites were classified as follows:

- 29 elementary school sites
- 1 junior high school site
- 3 senior high school sites
- 1 school district administration headquarters site

# SCHOOL SITES APPROVED...1952-53



The continuing subdivision activity and increase in population cause the school districts to continue their search for new sites and more class rooms at existing schools. The Commission cooperates with the various school districts in the location of new school sites and additions to existing sites.

More attention is being paid to the proximity of proposed schools to the flight patterns of planes from nearby airports, a procedure which may further complicate the already difficult problem of finding new, desirable locations for school sites. New subdivisions are permitted in the vicinity of airports, regardless of approach flight patterns. If schools are not to be permitted in approach zones and flight patterns, in many instances they will not be adequately serving the existing or anticipated population of the school districts.

#### TENTATIVE TRACT MAPS

A total of 530 subdivision tract maps were checked during the year for conformance to the Master Plans. This was an increase of 71 over last year's volume.

#### HIGHWAY ALIGNMENT STUDIES

Studies were completed during the year for the realignment of highways in the McNally Ranch area which is now being subdivided. As a result of these studies the Master Plan of Highways was amended to effect changes in the alignments or status of Telegraph Road, Center Street, Holder Avenue, Luitweiler Road, Greenleaf Drive, Compton Boulevard, Rosecrans Avenue, Valley View Avenue, and Santa Gertrudes Avenue.

A study, started last year, for highways in the Antelope Valley, also resulted in an amendment to the Master Plan, adding a new north-south major highway, 38th Street West, with connections to Mint Canyon and Angeles Forest Highway. This road when constructed will relieve the traffic load on Sierra Highway which is now at capacity largely due to activity in the valley caused by the United States Air Force.

Studies in the Antelope Valley are continuing, because proposed expansion of the Edwards Air Base and the Palmdale Airport will necessitate the realignment of some Master Plan highways and

the addition of new ones.

Twenty-one amendments to the Master Plan of Highways were presented to the Commission during the year.

#### REVISED MASTER PLAN OF SHORELINE DEVELOPMENT

Four amendments to the Master Plan of Shoreline Development were presented to and approved by the Commission and the Board of Supervisors to provide for a change to first priority acquisition for six parcels in the plan, in order that State funds might be used for their purchase.

One of the four, Amendment No. 9, changed the Master Plan boundary to include all of the Waite Phillips property of approximately 1,600 acres southerly of the Ventura County line and placed it in first priority acquisition. This property has been purchased by the State and leased to the County for development and administration. It has been officially named Carillo Park.

A map has been prepared showing the beach frontage in Los Angeles County now in public ownership.

Approximately 53%, or 34.47 miles, of the total beach frontage in the County of Los Angeles, exclusive of commercial harbors, is now in public ownership. This is an increase of 6.78 miles, since the adoption of the Master Plan in 1946.

#### AMENDMENTS TO THE MASTER PLAN OF FREEWAYS

Freeway Amendment No. 2 was presented to and approved by the Commission.

This amendment changed the alignment of the La Brea Parkway from a line near La Brea Avenue to a line near La Cienega Boulevard and crossing the Santa Monica Mountains by way of Laurel Canyon rather than by way of Cahuenga Pass which is already carrying a capacity load. The name of the Parkway was also changed to the "Crenshaw Parkway."

The Allesandro and Glendale Parkways were combined on a new alignment and the Riverside Parkway and the Sepulveda Parkway

were changed to agree with alignments as precised by the State Division of Highways.

### AMENDMENTS TO THE MASTER PLAN OF HIGHWAYS

Thirty-six amendments to the Master Plan of Highways were presented to and approved by the Board of Supervisors; twenty of these were approved by the Regional Planning Commission during this fiscal year and 16 during the previous year.

These amendments effected the following changes in the Master Plan of Highways:

- 44.7 miles of major highways were removed from the plan;
- 59.7 miles of major highways were added to the plan;
- 71.7 miles of secondary highways were removed from the plan;
- 58.0 miles of secondary highways were added to the plan;
- 12.0 miles of secondary highways were changed to major highways;
- 2.0 miles of major highways were changed to secondary highways;
- 2.3 miles of parkways were removed from the plan;
- 0.7 miles of freeway were removed from the plan.

Many of the additions and removals were caused by changes in alignment.

### MAPS OF INDUSTRIAL AREAS

A map of the County showing all areas zoned for industry was started during the year. This map will be of great value in our highway and freeway studies and will be of value also to the Road Department and other agencies.

### WALL MAPS

Eleven new wall maps were prepared and brought up to date to replace those which have become unserviceable.

There were 1,799 items of information posted on three sets of wall sheets.

## INTERDEPARTMENTAL ENGINEERING COMMITTEE

The Section Head represented the Director of Planning at thirty-eight meetings of the Interdepartmental Engineering Committee, at which 118 items were discussed.

### HIGHWAYS AND PUBLIC ACQUISITIONS SECTION

Workload Detail in 1952 - 53

Matters Investigated, studied and reported on to the Regional Planning Commission and Board of Supervisors

ACTIVITY	NUMBER PROCESSED	COMMISSION		APPROVED BY BOARD OF SUPERVISORS
		APPROVED	DISAPPROVED	
<b>PUBLIC LAND ACQUISITIONS</b>				
Highways	152	152		
Riding and Hiking Trails	2	2		
Flood Control Rights of Way	9	9		
Fire Station Sites	5	5		
Water Well Sites	1	1		
Sewer Maintenance Yard	1	1		
Sheriff's Substation	2	2		
<b>TOTAL PUBLIC LAND ACQUISITIONS:</b>	<b>172</b>	<b>172</b>		
<b>MISCELLANEOUS ACTIVITIES</b>				
School Site Acquisitions	57	50	7	
Street and Alley Vacations	66	62	4	
Highway Alignment Studies	6			
Master Plan Amendments*				
Highways	17	21**		36**
Shorelines	4	4		4
Freeways	1	1		1
Building Line Set-Back Lines Repealed	22			22
School Site Plot Plans	9	8	1	
Subdivision Tract Maps Checked	530			
Postings to Wall Sheets	1,799			
Field Inspection Made	74			
Personal Inquiries Answered	2,116			
Interdepartmental Engineering Committee Meetings Attended	38			

32 . \* Amendments do not become effective until they have been approved first by the Commission and later by the Board of Supervisors.

\*\* Includes amendments prepared and/or approved by Regional Planning Commission during 1951-52

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Staff: Bradley Y. Stevens, Jr.

John H. Camp

Lyle Betebenner

Percy Hayselden

Robert Rodich

Frances Ebersbacher

The original functions of this Section consisted of: (1) investigating reports regarding land or structures being used for purposes that appeared in violation of the provisions of the Zoning and Subdivision Ordinance and, (2) enforcing such provisions wherever violations were determined to exist. During the last few years, however, the Section's activities have been expanded to include automatic field checks at locations where Zoning Exceptions or Special Permits have been either granted or denied, so as to ascertain that stipulated conditions are being complied with, that conditionally permitted uses are discontinued after expiration of the period for which they were granted, and that illegal uses are not carried on after Exceptions or Permits have been denied. Whenever a non-conforming use is found to exist, the violator is given written notice to correct that violation within a certain number of days; voluntary compliance usually follows, and only a small number of cases eventually require legal action to obtain abatement of the violations.

Requests for investigation and abatement of uses which are believed to be zoning violations come to the Section from various sources:

1. Written complaints from individuals or groups.
2. Requests for investigation from branch offices of the Division of Building and Safety of the Department of the County Engineer and Surveyor.
3. Reports of violations noted by the Regional Planning Commission's personnel while on field assignments in the County's unincorporated area.

Perhaps the most notable aspect of the Section's activities during the 1952-53 fiscal year was the increase in the number of cases received, compared to the previous year. This increase amounted to approximately 50%. It has reversed the trend of the previous five years when the number of cases received decreased annually.

<u>Fiscal Year</u>	<u>Total Cases Received</u>
1947-48	3,266
1948-49	2,911
1949-50	2,096
1950-51	1,930
1951-52	1,542
1952-53	2,273

The fact that the general public is recognizing the protective value of zoning may be one of the reasons more violations were reported. Another reason was the increase in the number of time limit and conditional use permits which required investigation, and the new activity of investigating the use of property upon which applications for exceptions and special permits have been denied.

The 1,195 Land Use Violations, reported during the past fiscal year, covered all types of zoning violations from the maintenance of a lion in a residential zone to the establishment of a residence in a heavy manufacturing zone. A small percentage of the cases reported are, upon investigation, found not to be violations. When it is ascertained that a violation exists, an Order to Comply is issued, and voluntary abatement of the violation is usually secured within a reasonable length of time. A total of 802 Orders to Comply were issued during the 12-month period. Reported Subdivision Violations proved to be the most difficult type of case to process, due to the necessity for extensive investigation into ownership of land.

Upon receipt of a complaint involving a suspected zoning violation, a case file is opened and subsequently assigned to the investigator in whose area the suspected violation is located. Each investigator has an assigned area within the unincorporated territory of the County of Los Angeles. The investigator notes the address and establishes the zoning and the date of adoption. A call is made at the premises concerned and, where no violation exists, the case file is completed. If a violation is found to exist, an order to comply with the provisions of the Zoning Ordinance within a certain number of days is issued to the violator in person or via registered letter. When the specified time period has lapsed, another investigation is made to determine compliance. If the violation no longer exists, the case file is closed. If it still exists, a time extension may be granted dependent upon circumstances, or legal action may be undertaken to effect compliance.

Outdoor Advertising Sign and Business License applications constituted approximately 6% of the cases received. They are investigated in the same way as Land Use Violations. However, no case file is opened. Investigation on the Outdoor Advertising Signs is derived from applications to the State Division of Highways, Outdoor Advertising Section, for permits to establish signs at specific locations. Copies of these applications are sent to this Section to determine legality. If the signs have been established in zones which do not permit outdoor advertising, orders to comply are sent to the owners of the signs.

Business License applications are referred to this Section to determine whether the business applied for has a legal non-conforming right. The term 'legal non-conforming right' means any use legally established prior to the effective zoning date of an area. After the investigation is made, a recommendation for approval or disapproval of the license is rendered. Of a total of 136 sign and license applications received, compliance with the Zoning Ordinance was achieved on 116 cases.

The largest increase percentage-wise of cases received were Condition and Time Limit investigations of Zone Exception and Special Permit Cases, which totaled 857 compared with 340 in the previous year. When cases are found not to comply with specified conditions or expiration dates, they are processed in the same manner as land use violations. Compliance was obtained in 808 cases, the remaining cases were pending at the end of the year.

A new type of investigation case was assigned during the fiscal year, the checking on Zone Exception and Special Permit Case Denials. Of the 85 Denial cases received, violations were found only in a very small number. The cases which were denied, but where the applicant did not comply, were processed as land use violations. A total of 72 cases were completed during the year.

Seventy-seven cases, which included a backlog of 31 from the previous year were referred for court action. Abatement of violations was effected for 45 of these cases. Examples of the pending court cases are: an illegal subdivision, dog and cat hospital, trailers and trailer parks, outdoor advertising signs; trucks, auto, equipment, and material storage yards, a borrow pit, ceramic factory, manufacturing, lumber yard, church parking, and a doctor's office.

Two thousand two hundred and nine cases, including a backlog from the previous year, were closed during the 1952-53 fiscal year.

ZONING VIOLATION REPORTS RECEIVED, INVESTIGATED AND ABATED DURING 1952-53

	Pending 7-1-52	Received During Year	Totals	Processed	Pending 6-30-53
<u>LAND USE</u> (Includes Subdivision Violations and Revocations)	222	1,195	1,417	1,213	204
<u>ADVERTISING SIGNS</u> (Bill Boards)	45	94	139	75	64
<u>BUSINESS LICENSES</u> (Sheriff's)	2	42	44	41	3
<u>EXCEPTIONS AND PERMITS</u>					
1. Compliance with Conditions	38	736	774	707	67
2. Time Limit Expirations	16	121	137	101	36
3. Zone Exception Denials	--	85	85	72	13
TOTALS:	323	2,273	2,596	2,209	387
Violations requiring Legal Action	31	46	77	45	32
Number of First Calls made:	2,431				
Number os subsequent Calls made:	2,500				
Number of Special Investigations:	152				
802 Orders to Comply issued of which 187 were pending at the end of the year.					

RdeM:avr  
7-30-53

## Akira Hasegawa, Section Head

Staff: Minnie Lacey-Baker

Sadie Susman

### GROWTH OF POPULATION

As of July 1, 1953, the total population of Los Angeles County is estimated at 4,698,097. This represents a net gain of 546,410, or 13 per cent, over the population of 4,151,687 enumerated in the April 1, 1950 Census. In the brief span of three and one-quarter years, Los Angeles County has added more persons to its population than the 1950 population of Minneapolis or Cincinnati--in fact, the population gain exceeds the 1950 population of all but 16 cities in the entire nation.

The increase of 546,410 in three and one-quarter years compares with the gain of 1,366,044 in 10 years between the census of 1940 and 1950. In that decade, Los Angeles County added more persons to its population than any state except California itself.

The phenomenal population growth of Los Angeles County is continuing uninterrupted. The average annual rate of population growth for the past 3 years has been 168,126. Some authorities quote the current annual rate of growth as 190,000, which means that the County is augmented each year by a city the size of Tulsa or Salt Lake City or the whole state of Nevada. On the basis of the growth of the first half of 1953, the annual rate is pointed toward a new record.

The major portion of Los Angeles County's population growth has been by net in-migration of people from outside the County. The internal growth caused by an excess of births over deaths or "net natural increase" for Los Angeles County in 1952 accounted for 60,000 or 40% of the County's population growth. As a comparison for the 12 years between 1940 to 1952 the "net natural increase" accounted for 513,400 or 29% of the population growth.

### DISTRIBUTION OF POPULATION

Although the population of Los Angeles County as a whole has expanded at a near record pace, there has been a tremendous difference in the growth pattern throughout the County area. Some areas are growing faster than others and certain areas are losing population counter to the county-wide trend. The most noteworthy trend is

the pronounced and persistent trend toward "suburbanization" of population. The older central areas are showing a decline in population while the newer and outlying areas are showing a marked population increase.

The extent of this internal population shift in the decade 1940 to 1950 was a loss of 41,254 persons in 138, or 17%, of the total 793 Census Tracts, in Los Angeles County. Geographically, the losses occurred within a six-mile radius centered on Pico and Hoover, with satellite areas showing up in downtown Glendale, Long Beach, Dan Pedro, and Santa Monica. Part of this population decline is due to the replacement of residential uses by such non-residential land uses as freeways, commerce, and industry. However, the above explanation is not adequate for some older residential areas where there is a population decline in spite of a gain in the number of dwelling units and no material change in the vacancy. In such cases it is our opinion that the age group pattern is being radically changed by the elimination of the younger age groups and the increasing of the older age groups. With favorable financing and the attractiveness of the newer suburban neighborhoods, the young couples with children are moving to the suburbs.

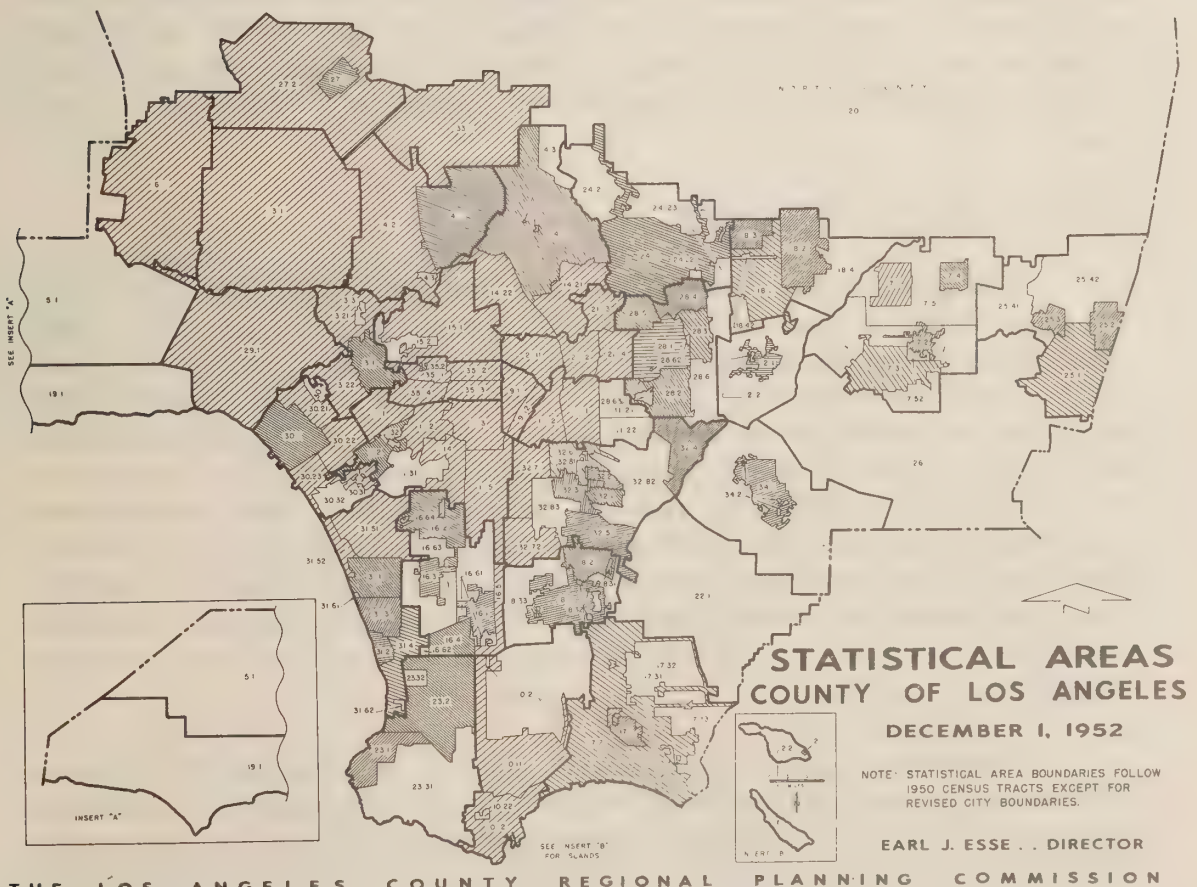
To chart this variation in population growth, the County was divided into 35 statistical areas and into sub-areas whenever it consisted of more than one political jurisdiction. Beginning with the January 1, 1952 publication of Population and Dwelling Unit Report No. 38, additional sub-areas were created so that they could be grouped to fit the "Census of Business Areas". The first Population and Dwelling Unit Report was published in May, 1942; the publication was suspended during the fiscal year 1951-52 and resumed on July 1, 1952. During the current fiscal year the Population and Dwelling Unit bulletins were published for January 1, 1952 (No. 38); January 1, 1953 (No. 39); and April 1, 1953 (No. 40).

#### TYPES OF DWELLING

The dwelling unit count is the basis for estimating the current population of Los Angeles County. The 1950 Census of dwelling units was used as a base and subsequent dwelling units were added from building permit application records. As an aid in determining the ratio of population to dwelling units, four types of dwelling units were recorded--Single, Duplex, Multiple and Others. For the con-

venience of interested parties the dwelling units were tabulated by Census Tracts for the City of Los Angeles and the unincorporated areas. In the remaining 44 cities of the County the dwelling units are tabulated as whole cities and not by Census Tracts.

On July 1, 1953, the total dwelling unit count was 1,681,730 as compared with the April 1, 1950 total of 1,442,691--a gain of 239,039 or 17%. The "Single" type of dwelling unit accounted for 183,271 or 76.67% of the total units added. The trend for the past 13 years shows a steady increase in the proportion of the "Single" dwelling for Los Angeles County. In 1940 the "Single" type of dwelling constituted 63.06% of the total; in 1950 it was 64.81%; and today it is 66.49%.



John A. Malone, Division Chief

Elizabeth Woelfel, Secretary

Staff: Frederick Barlow	William C. Clark
Walter Maze	Donald M. Rothrock
Ray E. Janson	Kenneth Bonnell
Edwin D. McNutt	Annie Young

A new record was established this year in the number of subdivision tract maps received and processed by this Division. The previous record was set during the 1949-50 fiscal year. The renewed spurt in the development of new subdivisions corroborates information regarding increased real estate activity released by the State Division of Real Estate, the home building industry and other sources.

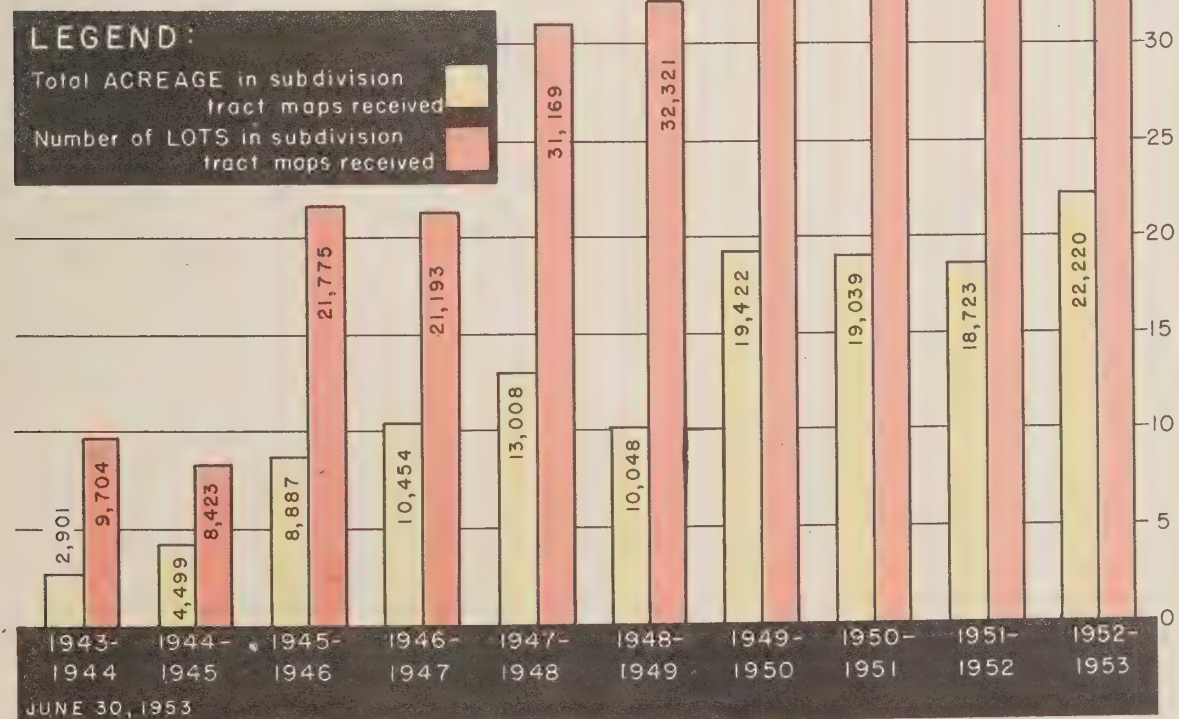
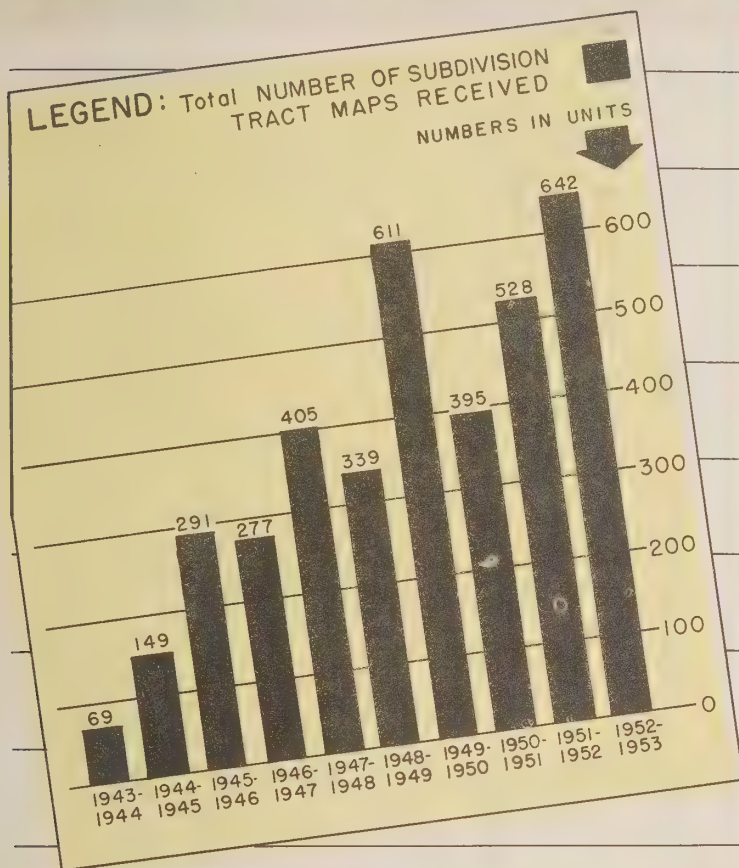
Subdivision of remnant parcels and problem pieces of land, by-passed by subdividers in previous years, was more prevalent than ever before. Drainage and design problems were intensified in the tracts submitted and these and other factors added considerably to the burden of the Subdivision Committee and the Division staff.

#### SUBDIVISION COMMITTEE

The Subdivision Committee handled 268 more items than in the previous year, or a total of 1,050 agenda items. At the beginning of the fiscal year, in order to handle this high volume of work, the Committee met from 8:30 a.m. to as late as 10:00 p.m. This schedule was considered unsatisfactory both from the standpoint of the subdividers and their engineers and the Committee members. Therefore, in an effort to remedy this condition, the Subdivision Committee then held its meetings on two consecutive days. During the latter part of the year, two simultaneous Subdivision Committee meetings were held which satisfactorily provides for the handling of the large number of agenda items and is considered to be a more desirable schedule.

Preliminary conferences with subdividers and their engineers held prior to the Subdivision Committee meetings tended to reduce the time spent by the Committee in the consideration of the individual agenda items. In order to evaluate the merits of subdivision studies prepared by the staff as they would affect other County Departments, it was necessary to confer with members of the Subdivision Committee prior to the regular meetings.

# Subdivision Activity Trends



SUBDIVISION ACTIVITIES - FISCAL YEAR 1952 - 1953

TYPES OF SUBDIVISION TRACT MAPS PROCESSED	TRACT MAPS PENDING 7-1-52	TRACT MAPS RECEIVED	TOTAL TRACTS TO BE PROCESSED	PROCESSED			TRACT MAPS DISPOSED OF	TRACT MAPS PENDING 6-30-53
				APPROVED	DISAPPROVED	WITHDRAWN		
New Tentative (a)	52	409	461	364	7	36	407	54
Revised (b)	8	160	168	149	0	11	160	8
Reactivated (c)	4	44	48	42	1	4	47	1
Renewals (d)	2	29	31	30	0	0	30	1
TOTALS	66	642	708	585	8	51	644	64

OTHER WORKLOAD INFORMATION

- (a) "New Tentative" maps are those submitted for the first time to the Regional Planning Commission, i.e., tracts on which no previous actions have been taken.
- (b) "Revised" maps are those which the Commission has approved, but which have subsequently been revised and resubmitted by the Subdivider.
- (c) "Reactivated" maps are those on which the Commission's one year approval has expired, and for which the Subdivider requests reapproval.
- (d) "Renewals" are maps on which the Subdivider, prior to the expiration date of the Commission's one year approval, requests further approval extension.

MISCELLANEOUS ACTIVITIES

Fiscal Year  
1952 - 53

Total ACREAGE on all types of Maps Received (12,710 Acres in New Tentative Tracts not Previously Submitted) 9,510 Acres in Revised, Reactivated, or Renewed Tracts	22,220
Total Number of LOTS on all types of Tract Maps Received (44,045 Lots in New Tentative Tracts not Previously Submitted) (32,930 Lots in Revised, Reactivated, or Renewed Tracts)	76,975
Subdivision Studies Completed (Maps Prepared)	680
Final Maps Approved by Subdivision Section	327
Number of all Types of Agenda Items (Tract Maps) Reviewed by Subdivision Committee	1,050
Subdivision Committee Meetings Held	75
Approved Tracts and Record of Survey Maps Recorded (Unincorporated territory only)	288
Tentative Tract Maps Received from Cities for Study and Comment	96
Surveys of Subdivision Activity for School Districts	2
Number of Time Extensions Granted by Regional Planning Commission	352
Field Investigations Made	421
Estimated Number of Office Interviews	2,825
Estimated Number of Telephone Calls	5,525

## LOCATION OF SUBDIVISION ACTIVITY

The Southeasterly portion of the County experienced the greatest subdivision activity in 1952-53 and showed the greatest increase in activity over 1951-52. The percentage of tentative maps received from this area increased from 28% to 36% of all maps received, and the acreage on these tentative maps increased from 24% to 30% of all new acreage. The most significant change in the location of subdivision activity compared with the previous fiscal year, was in the Antelope Valley where the relative percentage of tentative maps fell from 23% to 12%, and the percentage of acreage from 50% to 35%. Other areas showed little change from the previous year.

The accompanying map and table illustrate this year's subdivision activity.

DISTRIBUTION BY LOCATION OF NEW TENTATIVE TRACT MAPS  
FILED WITH THE LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION  
FISCAL YEAR 1952-53  
 (Does not include Revised, Renewed, or Reactivated Tract Maps)

LOCATION OF PROPOSED NEW TRACT	New Tract Maps Filed	Percentage of Total Number	Acreage on Maps Filed	Percentage of Total Acreage
Antelope Valley	49	11.98%	4,524	35.59%
South Easterly County Area *	146	35.70	3,867	30.42
Easterly County Area *	73	17.85	1,806	14.21
San Gabriel Valley *	66	16.14	874	6.88
Palos Verdes	7	1.71	292	2.30
Miscellaneous Areas **	68	16.62	1,347	10.60
TOTALS	409	100.00%	12,710	100.00%

\*SOUTH EASTERLY - Comprised of the following Zoning Districts: Downey, Rivera, Pico, Whittier, Norwalk, Artesia, Lakewood.

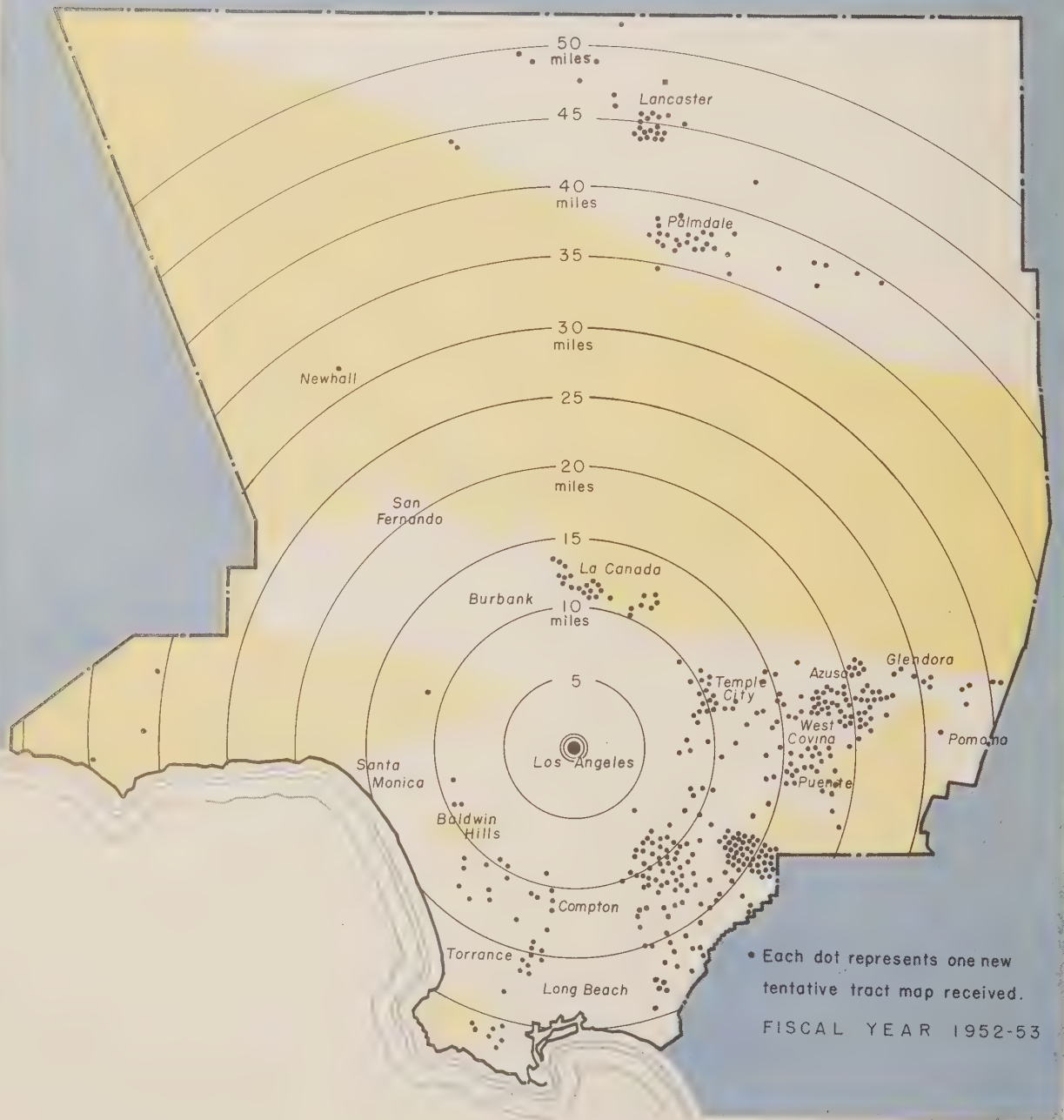
EASTERLY - Comprised of the following Zoning Districts: West Pomona, North Claremont, San Dimas, Charter Oak, Puente.

SAN GABRIEL VALLEY - Comprised of the following Zoning Districts: Duarte, Baldwin Park, Irwindale, Temple City, Rurban Homes, E. San Gabriel.

\*\*Scattered Unincorporated Areas throughout the County.

# Location of Subdivision Activity

in unincorporated territory of Los Angeles County



## HIGHWAY FRONTAGE DESIGN

Continued efforts were exerted to protect major and secondary highways from driveway entrances and numerous local street intersections, through encouraging the use of service roads and the side-on cul-de-sac treatments, which are considered far more desirable than alleys or lots backing up to the highway. A large number of tracts adjacent to or affected by major or secondary highways were approved this year with the lots siding onto the highway, obtaining their access from short cul-de-sac streets approaching the highway at right angles but not intersecting the highway and with a continuous chain link fence adjacent to the highway right of way. This design has been received with favor by many of the subdividers who find it less expensive than the service road treatment and it has also been well accepted by prospective home purchasers. This plan completely divorces the highway from the adjacent residential uses.

## LOT DESIGN

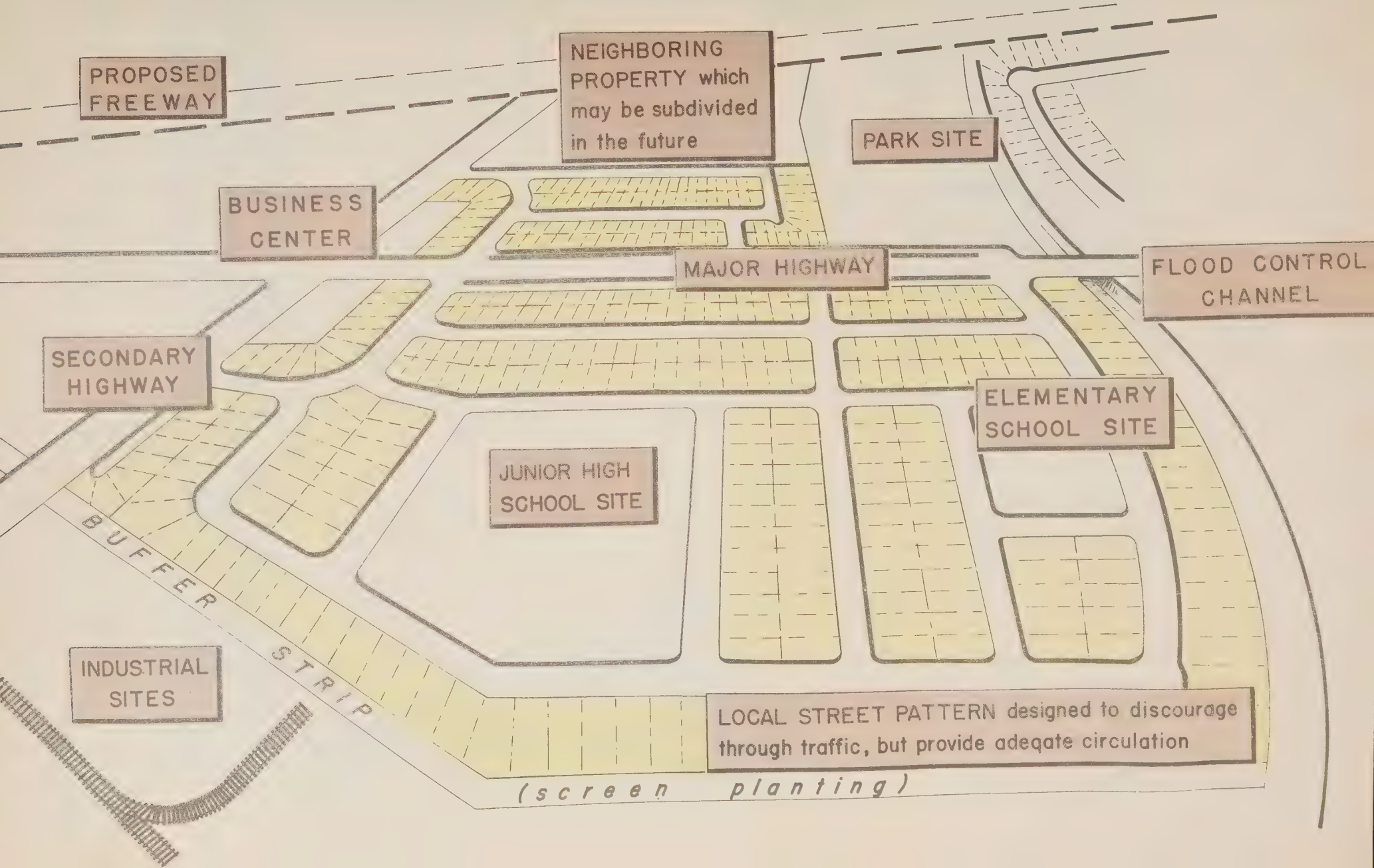
This Division, as has been its custom for many years, continued in its efforts to encourage wider lot design. This year, however, for the first time, a provision had been written into the Zoning Ordinance requiring, for certain new and restudied zone districts, lot widths greater than the 50 foot minimum provided for in the Subdivision Ordinance. The land planning standards of the Federal Housing Administration and the Veterans Administration help still further in this regard.

## TRACTS RECEIVED FROM INCORPORATED CITIES AND ADJACENT COUNTIES

As provided for in the Subdivision Map Act, the Regional Planning Commission reports on tentative maps received from incorporated cities and adjacent counties for conformance to the Master Plan and subdivision design as it affects adjacent areas.

The Regional Planning Commission in turn received reports on tentative subdivisions within its jurisdiction but near the boundary lines of the cities and counties. This practice is essential for the proper coordination of subdivision design.

# DESIGN FEATURES CONSIDERED IN SUBDIVISION PLANNING



There was a 51% increase over the previous fiscal year in tentative maps received from cities and counties.

### LEGISLATION

The Subdivision Map Act was amended this year to provide for the disapproval of tentative subdivisions with flood hazard.

Another important change in the laws affecting subdivisions was an amendment to the County Subdivision Ordinance requiring the fencing of drainage channels to remove accident hazards.

### DEDICATIONS

During this fiscal year, 141 miles of local streets were dedicated and improved. Many miles of major and secondary highways, storm drain or flood control rights of way were dedicated by subdividers.

In addition to obtaining the required rights of way for major and secondary highways, subdividers made 80 foot rights of way dedication on section line roads in the Antelope Valley in accordance with the policy of the Regional Planning Commission.

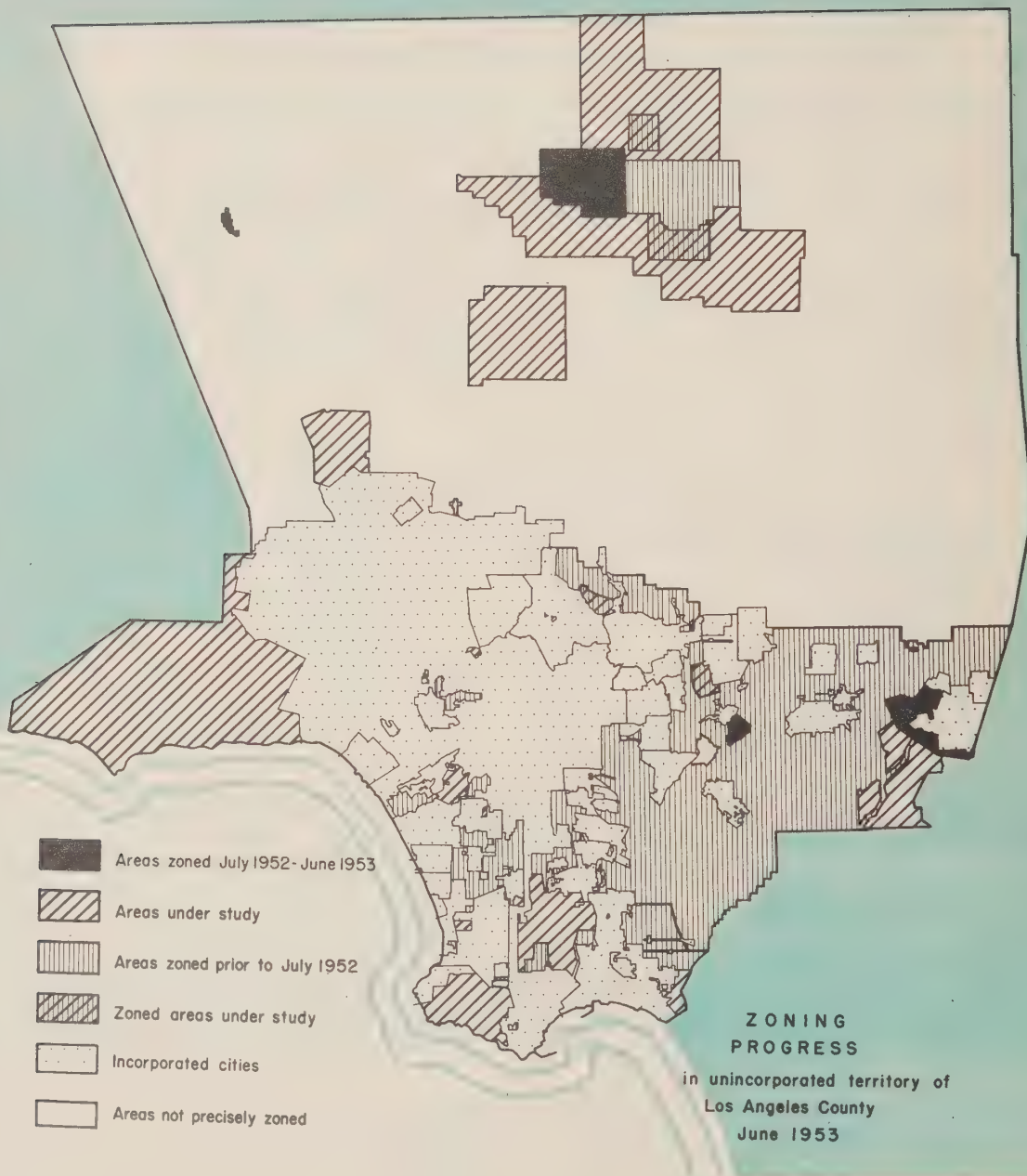
*John L. Richerson*  
John L. Richerson, Division Chief

Billie Colwell, Secretary

The work of this Division is broken down into Sections, and the details of accomplishments will be found on subsequent pages.

### NEW SECTION ADDED

A new Zoning Districts Section was formed in February, 1953, in order to expedite the work of zoning new districts and re-studies



# ZONING ACTIVITIES 1952 - 1953

ZONING PROGRESS						ZONING DISTRICTS UNDER STUDY		
Square Miles						Square Miles		
MAJOR ZONING AREAS	Total Area	Zoned		Unzoned		DISTRICT		
		Total	Under Re-Study	Under Study	No Study	New Re-Zoning STATUS 6-30-52		
INCORPORATED CITIES	761.2*	761.2*				COASTAL PLAIN AREA:		
UNINCORPORATED:						Baldwin Hills	4.62	Hearings held
Coastal Plain	471.8*	390.7*	(19.6)	80.3	.8	Brea Canyon	23.67	Maps
North County	2,551.0	79.3	(17.5)	241.2	2,230.5	Carson	9.42	Maps
Santa Monica Mts.	169.0			169		Del Amo	9.13	Maps
Islands	130.0				130.0	Figueroa	3.42	Maps
						Inglewood Island	0.25	Hearings held
						Keystone	4.43	Maps
						La Canada-Flintridge	3.12	Hearings held
						Los Alamitos	3.3	Maps
						Palos Verdes	10.94	Maps
						Rolling Hills	6.16	Hearings held
						San Dimas	7.20	Maps
						South San Gabriel	6.22	Maps
						Temple City	3.10	R.P.C. Approval
						Universal	0.45	Maps
						Victor	0.90	Maps
						Whittier Narrows	3.60	Maps
						Sub-Totals:	80.29	19.64
						Total Area Under Study in Coastal Plain)	104.13	
						NORTH COUNTY AREA:		
						Agua Dulce	48.5	Maps
						Lancaster	78.5	5.5 Awaiting Hearings
						Leona Valley	32	Order
						Little Rock	30	Urgency order
						Newhall	19.8	Maps
						Palmdale	32.4	12 R.P.C. Approval
						Sub-Totals:	241.2	17.5
						Total Area Under Study In North County Area:	258.7	
						SANTA MONICA MOUNTAINS AREA:		
						Calabasas	31.7	Maps
						Chatsworth Lake	2.4	Maps
						Malibu	13.81	Maps
						Malibu Encinal	7.99	Hearings held
						Santa Monica Mtns.	94	Order
						Topanga Canyon	19.1	Urgency order
						Santa Monica Mountains	169	
						Total Area Under Study:		
							NEW REZONING	
						TOTAL AREAS UNDER STUDY	490.5	37.14

\* 2.2 sq. miles annexed during year from Coastal Area.

## ZONING DISTRICTS COMPLETED 1952 - 1953

	<u>Square Miles</u>		
DISTRICT	New Zoned	Re- Zoned	Ordinance Adopted
<u>COASTAL PLAIN AREA:</u>			
Five Points	2.5		Nov. 25, 1952
Lomita Square	0.07		Jan. 13, 1953
San Jose	5.3	8.9	Dec. 9, 1952
<hr/>			
Totals:	7.9	8.9	
<hr/>			
<u>NORTH COUNTY AREA:</u>			
Castaic Canyon	0.6		Dec. 2, 1952
Quartz Hill	26.5		July 8, 1952
<hr/>			
Totals:	27.1		

TOTAL NEW AREA ZONED:  
35.0  
TOTAL AREA ADOPTED:  
43.9

of existing zoned districts. The section was set up under Mr. Fred M. Gebhart, Regional Planner I, who has just returned from military leave, and was staffed by three men transferred from other sections of the Division.

Jack A. Barnes, Section Head

Staff: Robert Sandmeyer  
Charles Cadwallader

Howard Martin  
John E. Wood

During the past fiscal year this Section completed precise original zoning of a total of 34.3 square miles and 8.9 square miles of rezoning. The following areas were involved:

FIVE POINTS - (2.5 square miles)

The last urbanized area in San Gabriel Valley to be zoned, Five Points presented many problems. This development, with a population of approximately 11,000 persons within an area of two and one-half square miles, may best be described as a patternless mixture of homes, stores, factories and agricultural uses on adjacent properties. The absence of a definite land use pattern made the delineation of an acceptable zoning plan difficult. Acceptance of the plan was achieved through cooperation and coordination with various local groups. The new Zoning Ordinance was adopted on November 15, 1952.

SAN JOSE

In anticipation of further urbanization and home development in the area immediately west of the City of Pomona, the Commission approved a Zoning Plan for the San Jose District which provided for lot area requirements of 6,000 and 7,000 square feet and for an average width of lots and parcels of 60 feet. Extension of the

Ramona Freeway and construction of several large industries stimulated further urban development in the Pomona area, and indicated the need for zoning protection. The San Jose Zoning District Ordinance was adopted on December 9, 1952. It covered over fourteen square miles adjacent to the cities of La Verne and Pomona, of which 5.3 square miles was new zoning, and 8.9 square miles rezoning.

### QUARTZ HILL

This district, lying southwesterly of the town of Lancaster, consisted of 26.5 square miles developed to homes, poultry ranches and orchards. The principal problem in arriving at a satisfactory initial zoning plan for the district was that of resolving the differences of opinion that existed between the proponents and opponents of the poultry industry in that area. The plan which the staff prepared was adopted into ordinance on July 8, 1952, after numerous meetings and conferences were held with interested property owners, associations and farm groups during the preceding year.

### STUDIES IN 1953-54

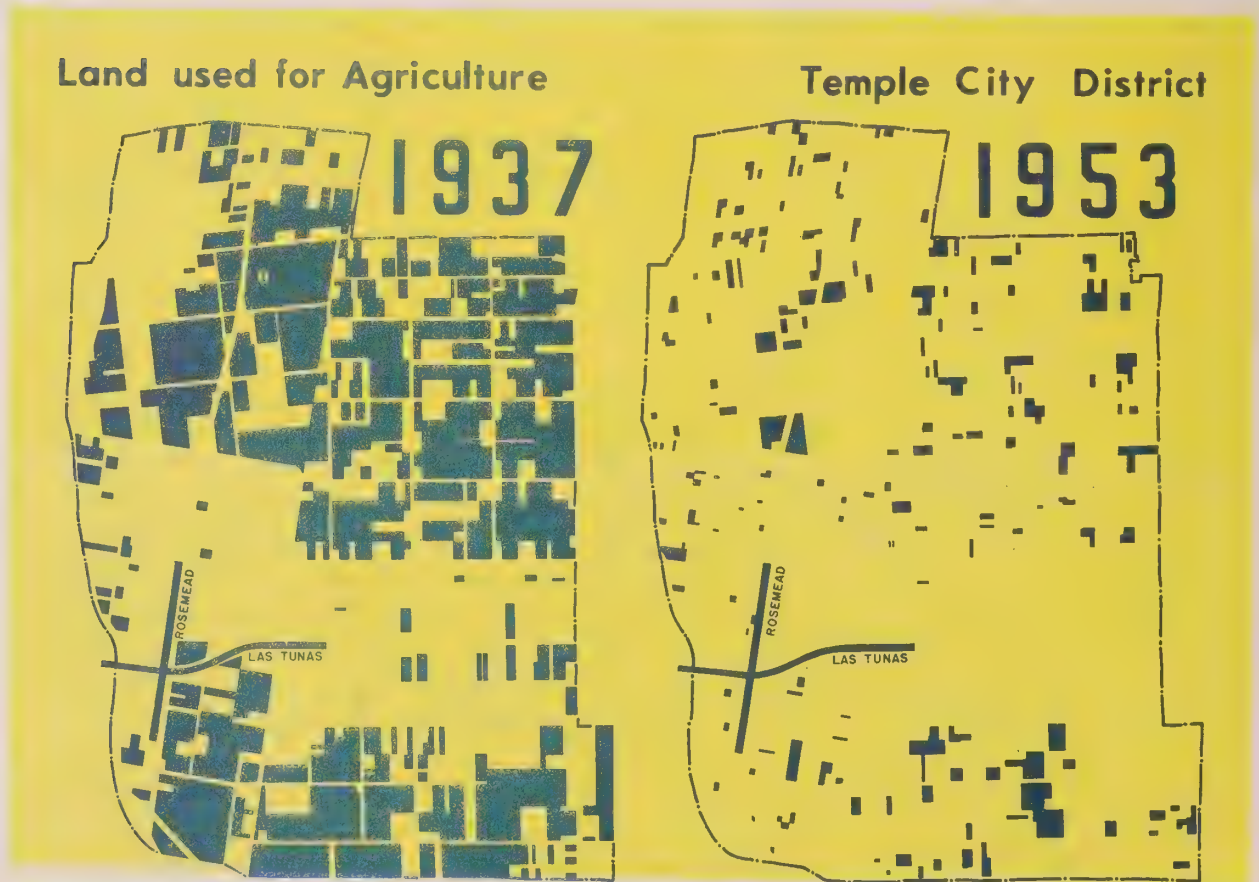
In the next fiscal year much of the effort of this section will be directed toward completion of zoning in the Antelope Valley. Commission approval has already been given to a zoning plan for Palmdale, encompassing 44.5 square miles surrounding that community and including the 12 square miles of existing zoned area. Public hearings have been scheduled on a zoning plan for the Lancaster District which covers an area of 84 square miles, including 5.5 square miles previously zoned. The new District will extend five miles on each side of Sierra Highway and from the County boundary southerly to join North Palmdale and Quartz Hill.

Next to be studied will be Littlerock (30 square miles) and Leona Valley (32 square miles) which lie adjacent to Palmdale on the east and west respectively. The Newhall area may also become active during the year.

South of the mountains this Section's efforts are focused primarily on Temple City (3.1 square miles). The Commission on June 1, 1953 approved the proposed zoning plan which recommends

removing practically all of the light agriculture zone in the Temple City District and replacing it with single family residence zones which do not permit commercial poultry. Also recommended was an area requirement of 6,000 square feet.

Agua Dulce and Newhall in the North County area, Calabasas, Chatsworth Lake, and Topanga Canyon in the Santa Monica Mountains' area are also scheduled for study in the near future.



Edward T. Walker, Section Head

Staff: George Rosenthal  
Robert H. Crawford

Richard E. Singrey  
Paul E. Estes

This section has had under study during the past year the following zoning districts: Castaic Canyon, Rolling Hills, Malibu-Encinal, Point Dume, Lomita Square Addition to Avalon-Sepulveda, and the Keystone Area, which is composed of the Del Amo, Carson, Keystone, and Figueroa Districts.

Because of irregularity of terrain, it was found necessary to prepare contour maps showing the relationship of the topography to the proposed zoning plans of Rolling Hills, Malibu-Encinal, and Del Amo Zoning Districts.

Protection of the Malibu-Encinal District from small lot subdivisions, pending the adoption of a comprehensive zoning plan, was provided by the preparation and adoption of an urgency zoning ordinance, in accordance with a plan prepared by the Commission.

A map was prepared for the Malibu-Encinal area showing the variations in deed restrictions. Points of similarity were analyzed between the existing restrictions and comparable zones. This map was of the utmost importance in showing possible undesirable future development without zoning restrictions. An abbreviated version of this map illustrates that deed restrictions in this area are not a substitute for the protection offered by zoning.

Field Surveys have been made and Official Plans were partially completed on the Lakewood and View Park Building Setback Districts. An investigation of restrictive covenants as to structural setback distances was made in View Park.

In addition, official maps and, in some instances, legal descriptions in lieu of official maps were completed for fifty of the fifty-two areas within the seven zoning districts comprising the Whittier Community Plan. These seven districts are Whittier Downs, Los Nietos-Santa Fe Springs, Southeast Whittier, East Whittier, Sunshine Acres, Norwalk, and Artesia. The Official Plan on Quartz Hill, started during the preceeding fiscal year, was also completed.

A summary of the foregoing activities, given with additional detail, is shown in the following tables.

# ZONING DISTRICT SECTION NO. 2

## ZONING DISTRICTS - WORK COMPLETED 1952 - 53

PERCENTAGE COMPLETED								NUMBER				% Comp.	Date	
ZONING DISTRICT	Area In Sq. Miles	Base Map	Owner-ship Map	Land Use Survey	Land Use Map	Con-tour Map	Deed Restriction Map	Zon-ing Plans	Commit-tee Meet-ings	Pub-lic Meet-ings	Commis-sion Hear-ings	Board of Super-visors Hearings	Offi-cial Zoning Plan	Plan Adop-ted
Rolling Hills	6.65	100	**	100	100	100	**	4	**	2	3	2	75	
Lomita Square Add'n. (z)	.07	100	**	100	100	**	**	1	**	**	2	1	100	1-13-53
Malibu-Encinal	7.99	100	**	100	100	100	100	2	5	1	2*		50	
Castaic Canyon	.64	100	100	**	**	**	**	1	**	**	3	2	100	12-2-52
Point Dume	8.16	100	100											
Del Amo (x)	9.13	100	100	100	100	100	**	1	2	**	1		60	
Carson (x)	6.69	75		100										
Keystone (x)	4.43	100		100										
Figueroa (x)	4.55			100										
Quartz Hill	26.48												100	7-8-52
Malibu-Encinal Urgency	4.23	100	**	100	**	**	**	1	**	**	1	1	100	11-25-52

\* Being held under advisement.

\*\*Not required.

(x)These districts comprise the Keystone Area.

(z)Part of Avalon-Sepulveda Zoning District

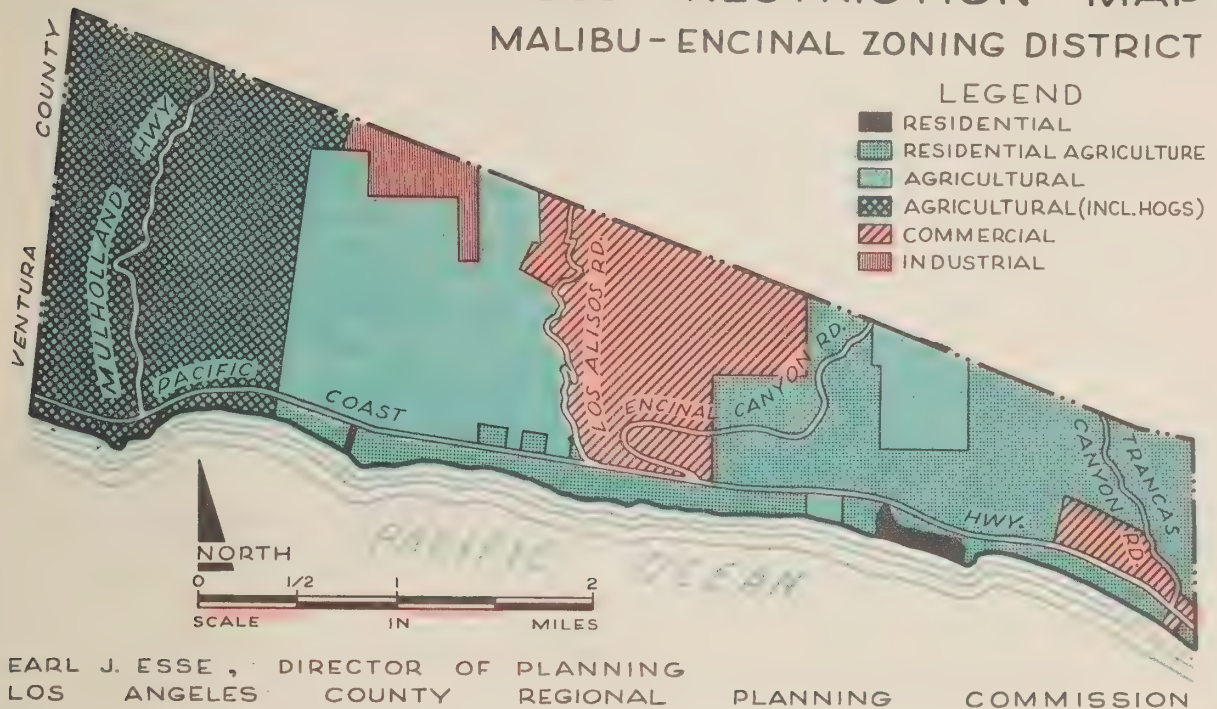
### WHITTIER COMMUNITY PLAN

DISTRICT	Of Areas	Official Maps		Legal Descriptions	
		No.	% Comp	No.	% Comp.
Artesia	1	1	100	0	
East Whittier	3	2	100	1	100
Los Nietos-Santa Fe Springs	5	1	100	4	100
Norwalk	11	7	100	4	100
Southeast Whittier	15	6	100	9	100
Sunshine Acres	6	5	100	1	100
Whittier Downs	9	2	100	7	100

### SETBACK DISTRICTS

DISTRICT	PERCENTAGE COMPLETED						Date
	Area In Square Miles	Base Map	Land Use Survey	Land Use Map	Deed Restriction Setbacks	Official Zoning Plan	
Lakewood	14.16	100	100	100		40	
Viewpark	1.71	100	100	100	100	95	

# DEED RESTRICTION MAP MALIBU-ENCINAL ZONING DISTRICT



Fred M. Gebhart, Section Head

Staff: Oscar Nelson

Sheldon Emrich

George Shindo

This Section, having been established in February, 1953, had no completed projects at the end of the fiscal year. Much work was in progress however.

## LA CANADA-FLINTRIDGE AREA

Several community meetings and two public hearings before the Regional Planning Commission were held on a new plan of development which would increase the zoning standards in this district.

The plan, which proposed to increase lot areas from 5,000 and 10,000 square feet per building site to 10,000, 15,000, and 20,000 square feet, was approved by the Commission. The change covered 897 acres, and the recommended plan is now awaiting hearing before the Board of Supervisors.

#### BALDWIN HILLS DISTRICT

This district, the Inglewood oil field, and all the unincorporated territory lying between Los Angeles City, Inglewood, and Culver City, was studied for initial detail zoning. The plan was discussed at district meetings and with property owners, industrialists, and oil companies. As of the end of the year, two public hearings had been held before the Commission.

A detail zoning plan for the so called Inglewood Islands or "Ross Precinct" in west Inglewood was prepared and submitted to The Regional Planning Commission. In June, public hearings were held and transmission to the Board of Supervisors for final action is now pending.

The Section received instructions to study the entire San Gabriel Valley area to determine the present extent of industrial expansion and the further requirements and adaptability of the area for industry. Requests were received by the Commission for studies of San Dimas, Wilmar, Garvey, and Potrero Heights with a view to bringing these long established zoning districts up to date. It was determined to initiate the San Gabriel Valley project by taking immediate action on the latter areas as part of the entire contemplated survey. Base maps were completed.

The Lomita District has lain dormant for several years after the property owners had indicated no interest in zoning. Petitions from two groups, indicating that favorable changes had occurred justifying a reopening of the matter, resulted in the section making up to date land use maps and conducting district meetings. At the end of the year further meetings with interested groups were scheduled.

Maps were prepared for Inglewood Park Cemetery's conversion from the open M-3 Zoning category (Unclassified) to A-1 (Light Agriculture). Public hearings were held on the new zoning classification, and the recommendation of the Commission was transmitted

to the Board of Supervisors. Maps of the Universal Motion Picture Studio Area were prepared and made ready for conference with the Studio officials with a view to the establishment of detailed zoning on another "island" now in the unclassified M-3 zone.

A start was made on maps for Harbor Heights in the Palos Verdes peninsula adjacent to Rolling Hills on the east, and a request was received from the residents of the Victor Tract near the city of Redondo Beach who wished to have that area precisely zoned.

Edward J. Till, Section Head

Staff: James Archambault  
Joseph Kennedy

Paul J. Kimmey  
Carlos A. Pearson

During the past fiscal year the following projects were studied:

#### WHITTIER COMMUNITY PLAN

Change of Zone hearings necessary for the zoning of the Whittier Community Plan area were conducted and, in collaboration with the Maps and Ordinances Section, ordinance maps were prepared and published which established the various zoning classifications within the Whittier Community Plan area.

In the Whittier area, the final special problem studies relative to zoning were completed and presented to the Commission and the Board of Supervisors during the early part of the fiscal year.

Studies pertaining to population estimates were prepared for the elementary school districts in the Whittier Community Plan area, and made available to the affected school districts for use in planning their expansion programs.

## GENERAL FUND-CAPITAL PROJECTS PROGRAM

This Section was assigned the project of assembling a summary of proposed capital outlay projects for the fifty departments of County government. A letter outlining the anticipated project scope was sent to all County Departments and, after numerous conferences, the need for additional County facilities was determined. The County of Los Angeles was divided into twenty-eight administrative service districts and the accumulated material relative to departmental needs within the administrative districts was analyzed; staff recommendations were formulated and submitted in report form to the Chief Administrative Officer.

As a result of this study there has been much demand upon the Section's time for conferences relative to special problems in the various civic center locations. For example: In East Los Angeles the problem of locating the proposed Sheriff's station and Courts Buildings was analyzed in collaboration with the architects hired to prepare final building plans; the Altadena Branch Civic Center area was studied to determine how adequate parking facilities could be provided; the Bellflower Civic Center, because of unanticipated expansion, required study; locations in the San Fernando Valley were studied in collaboration with the staff of the City Planning Commission, so that our recommendations might be in harmony with theirs. It is expected that the next fiscal year will bring increasing demands for other studies similar to those described above.

## GENERAL HOSPITAL

An order of the Board of Supervisors instructed the County Department Heads' Engineering Committee to study and make recommendations for a traffic circulation plan for the very congested area around the General Hospital. As a result, this Section was given the assignment of coordinating the various proposals on this subject.

After several conferences with the affected agencies and meetings with representatives of the Department Heads' Engineering Committee, a plan was formulated recommending street widening to improve the traffic circulation within the area and, as a corollary study, a recommendation was made for acquisition of additional areas for much needed parking space.



## FINANCE BUILDING STUDY

A proposal to construct new headquarters for the Tax Collector, Assessor and the Tax Division of the Auditor's Office resulted in an order from the Chief Administrative Officer to prepare a study of the potential parking needs for the proposed Finance Building.

Although a specific location has not yet been selected, a hypothetical site was analyzed for traffic, and employee and public

parking needs for the intended functions of the building. A recommendation was formulated and transmitted to the Chief Administrative Officer.

#### ALAMEDA STREET SETBACK STUDY

Because of the many problems submitted to the Plan Administration Division relative to setbacks adjacent to Alameda Street in the Couth Central portion of the County, the Director ordered this Section to prepare a study of the Alameda Street setbacks.

After analysis, a report was prepared showing the desirability of eliminating the B-1 Zone which established the setbacks. After public hearings before the Commission, this change was recommended to the Board of Supervisors for their consideration.

#### LA CANADA SCHOOL SURVEY

In the three years that have passed since a previous study of the La Canada School District, the need for additional school sites within that area has greatly increased and upon receipt of a request from the La Canada School Board, this Section prepared a "follow up" study of a portion of the original study.

It was found that there has been a continued residential growth in the area; that the need for additional school sites to service this growth is rapidly becoming more critical; that the northwesterly portion of the district was rapidly being absorbed by residential uses which would substantially increase the costs of needed school facilities. These findings coupled with other factors apparent within the community led the staff to report to the District School Board relative to seven possible school sites, and to recommend certain ones for immediate action.

#### TAX DELINQUENT LAND SALES

The submission to this Section of Proposed Tax Sale No. 74-A required a very detailed study and resulted in a series of recommendations relative to the Tax Delinquent Land parcels contained within the listing.

After careful analysis, this Section prepared recommendations

to the Chief Administrative Officer regarding the withholding from sale of a large number of tax delinquent land parcels. As a result of this study and recommendations the Board of Supervisors adopted, as official policy, a program of acquisition of several mountain preservation areas within the borders of Los Angeles County.

The submission and incorporation of these mountain preservation within the framework of the Master Plan of Parks, as a specific park type, is anticipated during the next twelve months.

#### MASTER PLAN OF PARKS RESTUDY

The conclusion of the detailed surveys, as abovementioned, released sufficient manpower so that it was possible for this Section to begin the restudy of the Master Plan of Parks in collaboration with the Chief Administrative Officer's office.

The report is to take the form of a series of recommendations determining types of parks and a recommendation as to methods of financing park acquisition and development.

#### TELEGRAPH ROAD SETBACK STUDY

An analysis of the setbacks legally established adjacent to Telegraph Road was prepared.

It was recommended that no changes in the setbacks be made and, as a consequence, no change of zone cases were initiated for the area.

#### WAYSIDE HONOR FARM

In the processing of the previously mentioned "Capital Expenditures" program, it became apparent that there was need for an area plan showing the topography for the Honor Farm--a section of the County near Castaic, California. The base map, showing all public acquisitions within the area, was prepared and filed for future reference.

## DOWNTOWN CIVIC CENTER

The proposal and subsequent approval of the location of the new Courts Building at First and Hill Streets in the central portion of Los Angeles City caused the County Surveyor-Engineer to request assistance from this Section in an analysis and evaluation of traffic presently traversing the intersection of First Street and Grand Avenue. The purpose of this study was to determine the possibility of eliminating Grand Avenue as a traffic street, or to separate the traffic flow of Grand Avenue from First Street traffic by an over-pass structure. This problem was analyzed and a report prepared in collaboration with the Highways and Public Acquisitions Section for submission to the County Surveyor and Engineer.

## COMPLETED PROJECTS

Other projects that have been completed during the past year are: The community of Downey was comprehensively analyzed with respect to commercial and industrial zoning needs, and a report was prepared recommending certain minor zoning adjustments, and hearings were scheduled both before The Regional Planning Commission and the Board of Supervisors.

The La Mirada-McNally Ranch area, is a part of the Whittier Community Plan. The sale of this ranch to private developers and subsequent proposals to subdivide and build within the area, occasioned another comprehensive study of this 1700-acre land mass in the southeasterly portion of the County. Hearings were scheduled, conferences conducted and, finally, ordinances adopted which will guide the urbanization of this undeveloped portion of the County.

WHITTIER

agricultural uses  
(future residential)

shopping

shopping

rolling land

agricultural uses  
(future residential)

hilly land  
oil fields

shopping

fire  
station

park

major shopping center

industrial uses

flat land

rapid  
transit

Coyote Creek

agricultural uses

# LA MIRADA

BUENA PARK



George M. Kerry, Section Head

Staff: James M. Rollins

The primary work of this Section, that is, County-wide Street Naming, elimination of duplicated names, and cooperation with and between cities in this work, has been much handicapped during the past year by the continued pressure of new subdivisions requiring the assignment of names to new streets.

Three hundred and seventy subdivisions were processed for names for new streets; much of this work required a high degree of diplomacy and tact in order to satisfy large and small subdividers alike, both with respect to the choice of street names and the meeting of weekly deadlines.

A total of ninety-eight Street Name Changes were processed. Fifteen of these, comprising the latest letter of transmittal to the Board of Supervisors, signed June 17, 1953, awaits legal descriptions to be written by the staff of the County Surveyor.

Routine on these changes in developed areas requires double post cards to be mailed to each owner of property involved. The change of a portion of Beverly Boulevard to Beverly Drive, necessitated by the realignment of a portion of this highway, called for 132 post cards to be mailed, after research in the Assessor's Books for owners. One evening meeting was conducted in the area on this case.

The following meetings were attended: Four meetings of the Street Naming Committee; four Public Hearings before The Regional Planning Commission; and four presentations for executive action by the Board of Supervisors; the City Engineers of Torrance and of Whittier were visited, on changes involving city and county.

A Land Use Survey was conducted of property on La Cienega Boulevard-Anza-Freeman Alignment, between Jefferson Boulevard and Rosecrans Avenue, following recommendation of the Board of Supervisors to change the name to Darby Boulevard, and the Section also prepared for the Board of Supervisors, five copies of a Land Use Map, colored for addresses affected in the Darby Boulevard name change area.





**ANNUAL  
REPORT**

**1953-54**

**THE REGIONAL  
PLANNING COMMISSION**

.....  
**COUNTY OF LOS ANGELES**



# Transmittal



MILTON BREIVOGEL  
DIRECTOR OF PLANNING

EARL J. ESSE  
CHIEF DEPUTY DIRECTOR

IRMA RUTHER  
CLERK TO THE COMMISSION

## COUNTY OF LOS ANGELES THE REGIONAL PLANNING COMMISSION

108 WEST SECOND STREET  
TELEPHONE MUTUAL 9211  
LOS ANGELES 12, CALIFORNIA

October 26, 1954

COMMISSIONERS  
ROBERT M. PHILLEO  
CHAIRMAN  
ROBERT S. GROMAN  
VICE-CHAIRMAN  
MRS. L. S. BACA  
ARTHUR J. BAUM  
ROY N. CLAYTON  
JAMES M. STAFFORD  
VICTOR H. YORK

ADVISORY  
WM. J. FOX  
COUNTY SURVEYOR  
SAM R. KENNEDY  
COUNTY ROAD COMMISSIONER  
B. P. GRUENDYKE  
SUPERINTENDENT,  
DEPARTMENT OF PARKS  
AND RECREATION  
HAROLD J. RYAN  
AGRICULTURAL COMMISSIONER

Honorable Board of Supervisors  
County of Los Angeles

Gentlemen:

In compliance with Ordinance No. 4099 (N.S.) requiring reports of all departments, I am transmitting herewith the Annual Report of the Regional Planning Commission for the Los Angeles County Regional Planning District and County of Los Angeles for the fiscal year ending June 30, 1954.

May I call to the attention of your Honorable Board that this year again there has been an increase in the activity of the department. Seven hundred and twenty-three tract maps in the unincorporated areas, an eleven percent increase over the last fiscal year, were filed.

The continued increase in the population of the unincorporated areas of the County and the rapid urbanization of the agricultural areas has made it necessary to reappraise the Land Use Plan for the entire region. Special studies of the East San Gabriel Valley, the Southeast Area, and the Dairy Industry were conducted.

Service to the public was improved through the more expeditious handling of zone changes, zone exceptions and special permits. Details of these activities are described in the report.

A copy of this report is also being filed with the State as required by Title 7, Chapter 1, of the Government Code.

Respectfully submitted,

A handwritten signature in cursive script, reading "R. M. Philleo".

Robert M. Philleo, Chairman

# *The* BOARD OF SUPERVISORS •

## *The* Regional Planning Commission

### **In Memoriam**

**B. FRANK SHRIMPTON**

COMMISSIONER: 1931-1954

**BERT T. HARVEY**

COMMISSIONER: 1942-1954

**John Anson Ford**

*THIRD DISTRICT*

• • •  
*CHAIRMAN*

• • •  
**Herbert C. Legg**

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**Kenneth Hahn**

*SECOND DISTRICT*

**Burton W. Chace**

*FOURTH DISTRICT*

**Roger W. Jessup**

*FIFTH DISTRICT*

**Arthur J. Will**

*CHIEF ADMINISTRATIVE OFFICER*

• • • • •  
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*CHAIRMAN*

**Robert S. Groman**

*VICE-CHAIRMAN*

**Mrs. L.S. Baca**

**Roy N. Clayton**

**James M. Stafford**

**Victor H. York**

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• • •

**A D V I S O R Y**

**William J. Fox**

*COUNTY SURVEYOR*

**S. Ernest Roll**

*DISTRICT ATTORNEY*

**B.P. Gruendyke**

*SUPERINTENDENT*

*DEPARTMENT OF PARKS*

*AND RECREATION*

**Sam R. Kennedy**

*COUNTY ROAD*

*COMMISSIONER*

**Milton Breivogel**

*DIRECTOR OF PLANNING*

# Organization . . . .

## THE COMMISSION

- 7 regular members, appointed by the Board of Supervisors
- 4 non-voting advisory members representing the following County departments: Agriculture, Engineer and Surveyor, Parks and Recreation, and Road.

## DEPARTMENTAL ADMINISTRATION

- 1 Director of Planning
- 1 Chief Deputy Director of Planning
- 1 Senior Administrative Assistant
- 1 Illustrator
- 1 Secretary-Reporter
- 1 Intermediate Stenographic Secretary
- 1 Accounting Clerk
- 1 Intermediate Stenographer
- 2 Intermediate Typist-Clerks
- 10 positions + one as needed Stenographer

## ADVANCE PLANNING

- 1 Regional Planners III
- 5 Regional Planners I
- 3 Senior Planning Assistants
- 7 Planning Assistants
- 2 Senior Planning Aids
- 7 Planning Aids
- 2 Student Planning Aids, half time each
- 1 Intermediate Stenographer
- 28 positions

## SUBDIVISION ADMINISTRATION

- 1 Regional Planner III
- 1 Senior Planning Assistant
- 3 Planning Assistants
- 1 Senior Planning Aid
- 2 Planning Aids
- 1 Intermediate Stenographer
- 1 Intermediate Typist-Clerk
- 1 Stenographer
- 11 positions

## PLAN ADMINISTRATION

- 1 Regional Planner III
- 3 Regional Planners I
- 5 Senior Planning Assistants
- 2 Planning Assistants
- 9 Senior Planning Aids
- 8 Planning Aids
- 2 Intermediate Stenographers
- 2 Statistical Clerks
- 1 Transcriber-Typist
- 4 Stenographers
- 37 positions + one as needed Transcriber-Typist

# .....Function

The Commission advises the Board of Supervisors in matters concerning the physical development of the County as authorized by the Conservation and Planning Law of the Government Code and Los Angeles County Planning Ordinances. It formulates planning policies, conducts public hearings, prepares and administers the County subdivision and zoning ordinances, and coordinates County public works projects and the street naming program.

The departmental staff is headed by the Director of Planning and his Chief Deputy. The Director executes the orders of the Board of Supervisors and the Regional Planning Commission, and is responsible to the Commission for direction of the administrative, planning, enforcement, fiscal, and personnel operations of the department. He formulates and maintains a comprehensive long-term general master plan for the physical development of the County; enforces ordinances and regulations governing planning activities; coordinates the planning efforts of the various communities in the County. The Chief Deputy Director assumes the duties of the director in his absence, assists the Director in supervising and coordinating work programs and operating procedures; in directing the enforcement of ordinances and regulations governing planning activities. An Administrative Services Section handles: budget preparation and control; accounting; personnel and payroll work; ordering, storing, distributing and inventorying equipment and supplies; maintenance of the departmental library, and centralized map and correspondence files.

This Division consists of five Sections: Three Zoning District Sections prepare official zoning plans and amendments to existing plans and hold public hearings in Zoning Districts. A Master Plan and Design Section prepares Master and Official Plans (other than for zoning) and preliminary design studies and recommendations for community development and public use of land. The Mapping Section specializes in preparing maps of all kinds for the entire department. This section also maintains up-to-date office records maps both in the office of the Regional Planning Commission and in the district offices of the Building and Safety Division of the County Engineer and Surveyor's Department.

**Administers State and County Subdivision Laws.** Advises land owners on subdivision design. Processes tentative tract maps. Formulates recommended conditions for subdivision approval, conducts Interdepartmental Subdivision Committee meetings, checks final maps for conformity to tentative map approval, and maintains subdivision statistics and records.

There are six Sections in this Division. The Zone Change Section investigates and analyzes requests for changes of zone and prepares pertinent maps and factual data reports. The Exceptions and Permits Section processes applications for zoning exceptions and special use permits. The Highways and Public Acquisitions Section administers Master Plans for Highways, Freeways and Shoreline Development studies, and recommends to the Regional Planning Commission and the Board of Supervisors, the acquisition of land areas for various uses by the County and as school sites. The Petitions and Information Section has two main functions: (1) Providing zoning information to the interested public and to governmental agencies; (2) Discussing proposed zone changes, special permit and exception cases with potential applicants.

Zoning Investigations and Enforcement Section investigates and abates zoning violations. The Population Research Section prepares and publishes quarterly population estimates for Los Angeles County and furnishes population estimates to the Board of Supervisors, the Regional Planning Commission and other agencies.

INTERDEPARTMENTAL ENGINEERING COMMITTEE

SUBDIVISION COMMITTEE

CITIZEN GROUPS

# Coordination

The need for, and desirability of, coordination of regional plans and plans for unincorporated areas of Los Angeles with adjacent cities and with interested groups has long been recognized by the Regional Planning Commission. This year with the initiation of studies designed to reevaluate land use and other plans on an area-wide or region-wide basis, the Director of Planning has encouraged and cooperated in the formation of groups oriented toward this regional approach. An outstanding example has been the formation in the East San Gabriel Valley of a group consisting of a representative of the City Council and of the City Planning Commission from each of the Cities of Azusa, Glendora, Covina, West Covina, and representatives from unincorporated communities to meet once each month with the Director of Planning to discuss planning problems of mutual interest.

Several citizen groups which support planning have also been formed. An example was the establishment of a committee to promote sound industrial zoning and development in the East San Gabriel Valley. The citizen formation of committees is habitually encouraged and these groups are consulted in making zoning studies in unzoned areas and in zoned districts that are undergoing extensive restudies.

In addition, various members of the staff meet regularly with all of the following committees and organizations:

## OFFICIAL COUNTY COMMITTEES

County Boundary Commission  
Grade Crossing Committee  
Interdepartmental Engineering Committee  
Street Naming Committee  
Subdivision Committee  
California State Chamber of Commerce (Various Committees)  
Los Angeles Chamber of Commerce (Various Committees)  
Local Chambers of Commerce  
Coordinating Councils  
Home Builders Institute  
Los Angeles Realty Board  
Local Realty Boards  
Metropolitan Traffic & Transit Committee  
Metropolitan Transportation Engineering Board  
Registered Engineers and Land Surveyors' Association  
Southern California Planning Congress  
Traffic Advisory Board  
Various Agencies of Federal, State, County and City Government  
Welfare Planning Council (Various Committees)

# Zoning Board

The Zoning Board is a body which conducts public hearings on applications for Exceptions and Special Permit cases, after they have been investigated and processed by the staff of the Exception and Permit Section. The Board's three members, namely: a Commissioner, a Deputy County Counsel, and a staff member, prepare findings and recommendations for or against approval of the cases for consideration by the Commission. These recommendations are submitted to the Commission for final decision.

Past practice has been for the Zoning Board to meet weekly and hear an average of five cases at each meeting. Because of the increased number of cases filed during the current fiscal year, this procedure was revised to provide for an average of six hearing dates every five weeks, with seven cases to be heard on each date.

This arrangement has proven so successful that it is now possible to schedule all cases for public hearing no later than five weeks from the date of filing.

The following brief history of a zoning case that was taken to the Courts is an example of the careful consideration that must be exercised by the Zoning Board and the Commission in making their decisions on cases heard by them.

## SUPREME COURT RULING ON REVOCATION OF NON-CONFORMING USE:

After holding a public hearing, The Regional Planning Commission revoked the Livingston Rock and Gravel

Company's permit to operate a batching plant under an automatic exception on the basis of testimony that the operation was detrimental to the public health or safety and was a nuisance.

An appeal from the decision of the Commission was made to the Board of Supervisors and that body upheld the action of the Commission.

An injunction suit was filed and the Superior Court upheld the suit and stated that Sections 533 and 649 of Ordinance 1494 were unconstitutional insofar as they permitted revocation of an automatic exception. The Superior Courts' ruling was upheld by the District Court of Appeals.

The matter was taken before the Supreme Court of the State of California where the District Court of Appeals ruling was reversed and Sections 533 and 649 held constitutional.

The following excerpt is taken from Citation 43 A.C. 121, 272 P. 2nd 4. Revocation Case No. 61, County of Los Angeles vs. Livingston Rock and Gravel Company, Supreme Court of the State of California, reversing the ruling of the District Court of Appeals:

"In the present case, the zoning ordinance does provide for automatic exceptions of reasonable duration for existing non-conforming uses, subject, however, to earlier revocation of the automatic exception if the use for which approval was granted is so exercised 'as to be detrimental to the public health or safety or so as to be a nuisance' (S649, supra); and the power to determine, upon notice, the question of whether the property was being so used was vested in the Regional Planning Commission."

This is an important decision to Planning Commissions throughout the State of California. A ruling of the highest court in the State becomes law for all practical purposes, thus permitting the use of revocation proceedings to control or eliminate non-conforming uses when there is positive evidence introduced to establish the fact that they are operated in a manner that is detrimental to the public health or safety or so as to be a nuisance.



BACKGROUND: Since 1923, when the Regional Planning Commission held its first meeting, plans have been adopted affecting nearly every square foot of territory within Los Angeles County. During this same period the population of the County has increased from 1,378,685 in 1923 to 4,890,567 in July 1954. The effect of the early planning of the Commission can be seen today in the layout of streets, in the relationships of land uses, and in construction of all kinds throughout the County. In the process of development it becomes necessary at intervals to reevaluate what has been planned and what has developed in order to provide better guides for the future growth of the community. Evaluation of a community's physical needs requires an intensive examination of the community itself and also an examination of its relationships to adjacent communities.

# *The Regional Approach...*

This year the Regional Planning Commission has initiated studies directed toward the reevaluation in a comprehensive manner of plans governing land use relationships, highways, etc., within the County. To this end nine study areas have been selected. Within these areas studies will be prepared based on regional and community characteristics and physical features. City boundaries will be minimized insofar as is practicable.

**THE FIRST STEP:** Mapping of the nine areas so as to give visual expression to the pattern of present plans on an area wide basis has begun. Maps at a scale of 1500 feet to an inch have been completed for both the East and West San Gabriel Valley Areas. These maps show industrial zoning, commercial zoning, and residential density permitted under the zoning ordinance, existing and planned highways and freeways, trunk sewers, and other basic information pertinent to community planning.

A BEGINNING: By late 1953 it had become apparent that urban growth in the East San Gabriel Valley, a vast area of 205 square miles, had begun to accelerate and was likely to continue to increase in intensity. Now was the time to look at this area as a unit, to insure that land was reserved for industry, commerce, and necessary community uses, and that highway alignments were selected and protected.

ACTION 1953-54: Area studies on the East San Gabriel Valley were well along by June 30, 1954 on:

Population growth and distribution.

Business Centers and Districts.

Industrial Development Areas.

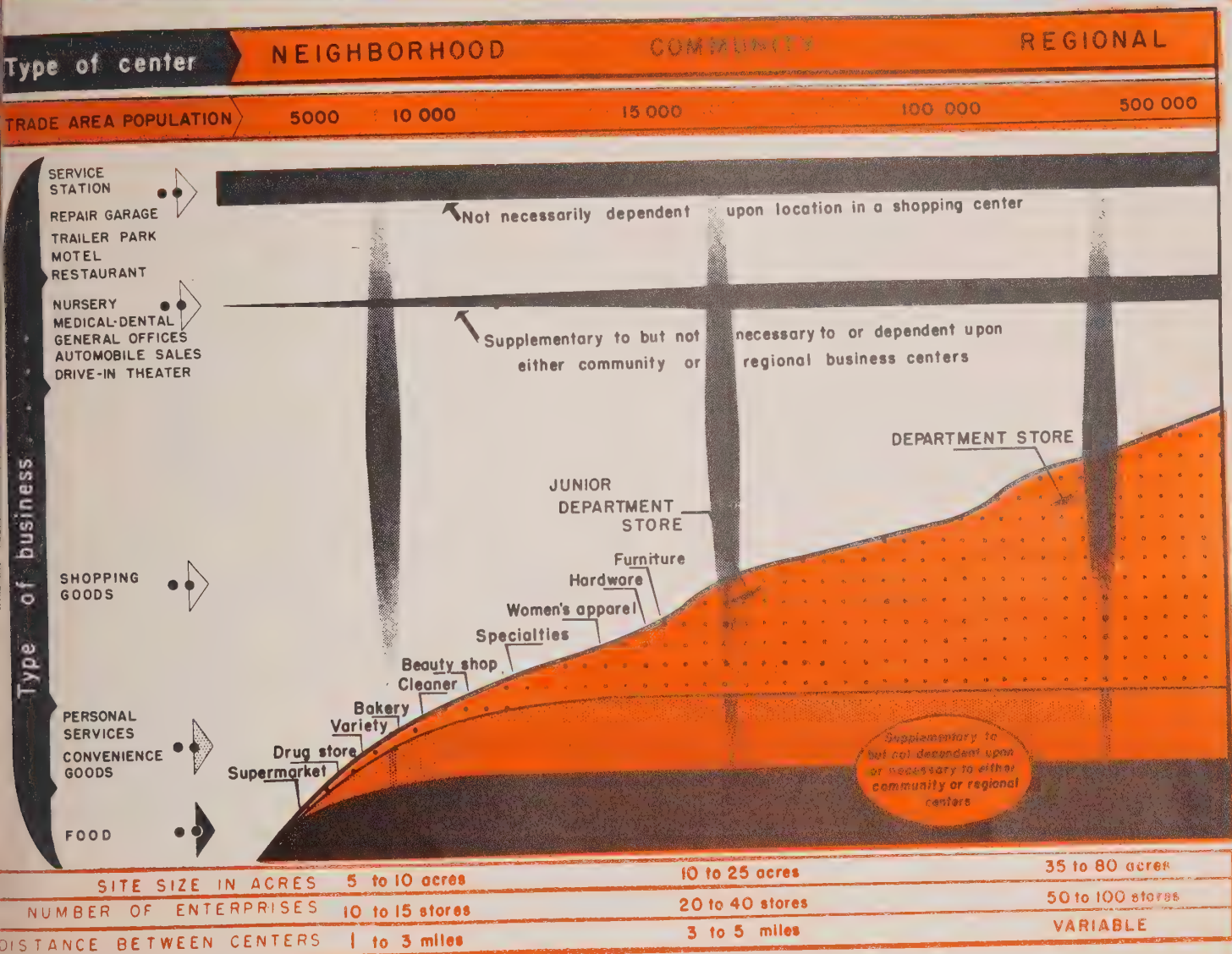
Minimum Lot Area Requirements for Residential Development.

COMMUNITY PARTICIPATION: The efforts of The Regional Planning Commission and the Director of Planning to promote a regional approach to community problems has been concurred in by groups who have expressed interest in this method and who have been invited to participate in discussion and review of plans. Notable among these groups have been representatives of cities in the Covina, West Covina, Azusa areas, and several groups interested in industrial development, particularly in the Puente Valley.



The demand that additional properties be zoned for business in the East San Gabriel Valley has prompted staff studies for the purpose of critical review and restatement of guides to governmental planning and zoning for business. Some basic concepts may be stated as follows:

It is not possible to express as a mathematical standard just how many families are needed to support a business district or center. It is possible to suggest a range of sizes for such centers depending on type of center.



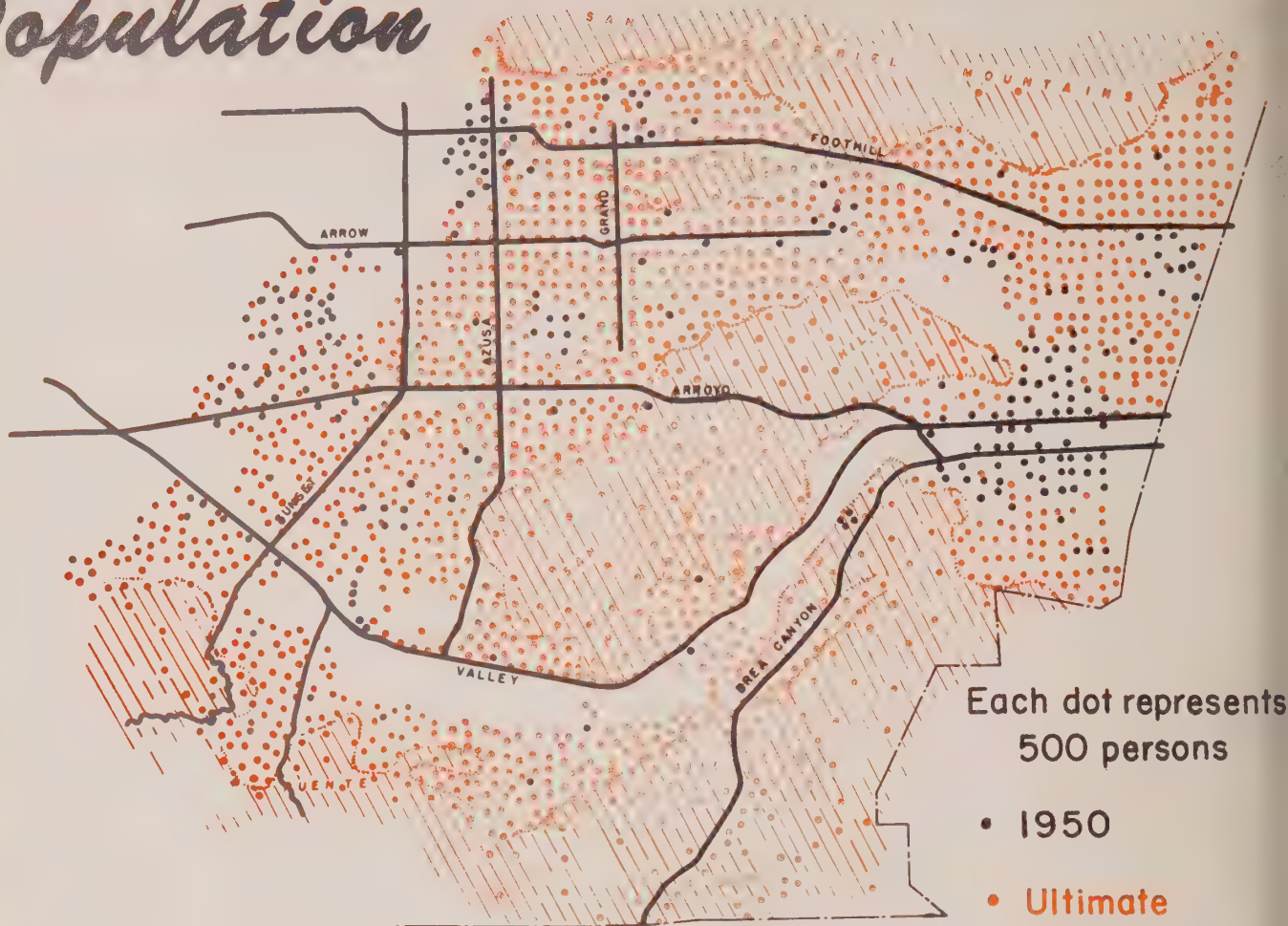
○ A business district or center should fit its trade area; shops, particularly a food market, should be available within  $3/4$  mile of each residence in a developed urban area.

○ Business uses should be grouped in compact areas with adequate provision for off-street parking, a type of design which should be encouraged by zoning. New centers should not be planned closer together than one mile, particularly when adjacent to major highways.

○ Generally a business center should be in one piece, although a minor road through a center does not always interfere.

○ Ideally it is better for business centers to have access to major highways rather than front directly on them.

# Population



## ■ Distribution of Population East San Gabriel Valley

**POPULATION:** The population of the East San Gabriel Valley area in July, 1954 was estimated to be 190,154, an increase of 60 percent over the 119,203 persons reported by the United States Bureau of the Census for April 1950. More and more people are expected to move into the valley until, as it approaches complete urbanization, nearly 1,000,000 persons will be living here. This is the equivalent of a city larger than any city of the Pacific Coast with the exception of Los Angeles.

The East San Gabriel Valley Area under study is bounded on the north by the foothills of the San Gabriel Mountains, on the east by the County boundary, on the south by the County boundary and the Puente Hills, and on the west by the San Gabriel River. The area is coextensive with Statistical Areas 7, 25 and 26 as established by The Regional Planning Commission.



Land must be reserved for industrial use in the East San Gabriel Valley if jobs are to be available in the valley for the people who will move there. A total of 4,472 acres of land is now zoned to permit industrial uses. This does not include 1,180 acres now used or likely to be used for quarry purposes. In addition, at least 3,500 acres are properly situated and have facilities available so that they may be zoned for industrial use. The Regional Planning Commission will hold public hearings concerning these properties late in 1954.

Thus approximately 8,000 acres may be available for industry when the population approaches 1,000,000 persons. This would produce a ratio of 116 persons per acre of industry, a ratio comparable to that for cities such as Portland, Oregon and Dallas, Texas. Approximately six percent of the total acreage of the area would be zoned for industry.



# Dairy Study

On January 5, 1954, the Board of Supervisors unanimously adopted a resolution introduced by Supervisor Herbert C. Legg instructing the Director of the Regional Planning Commission to undertake a study to determine the present land needs of the dairy industry in this County, a reasonable estimate of future needs, and the general area of the County where the industry might be reasonably located and best protected. To aid the Director in this study, a committee was nominated, representing dairy, homebuilding, and business interests.

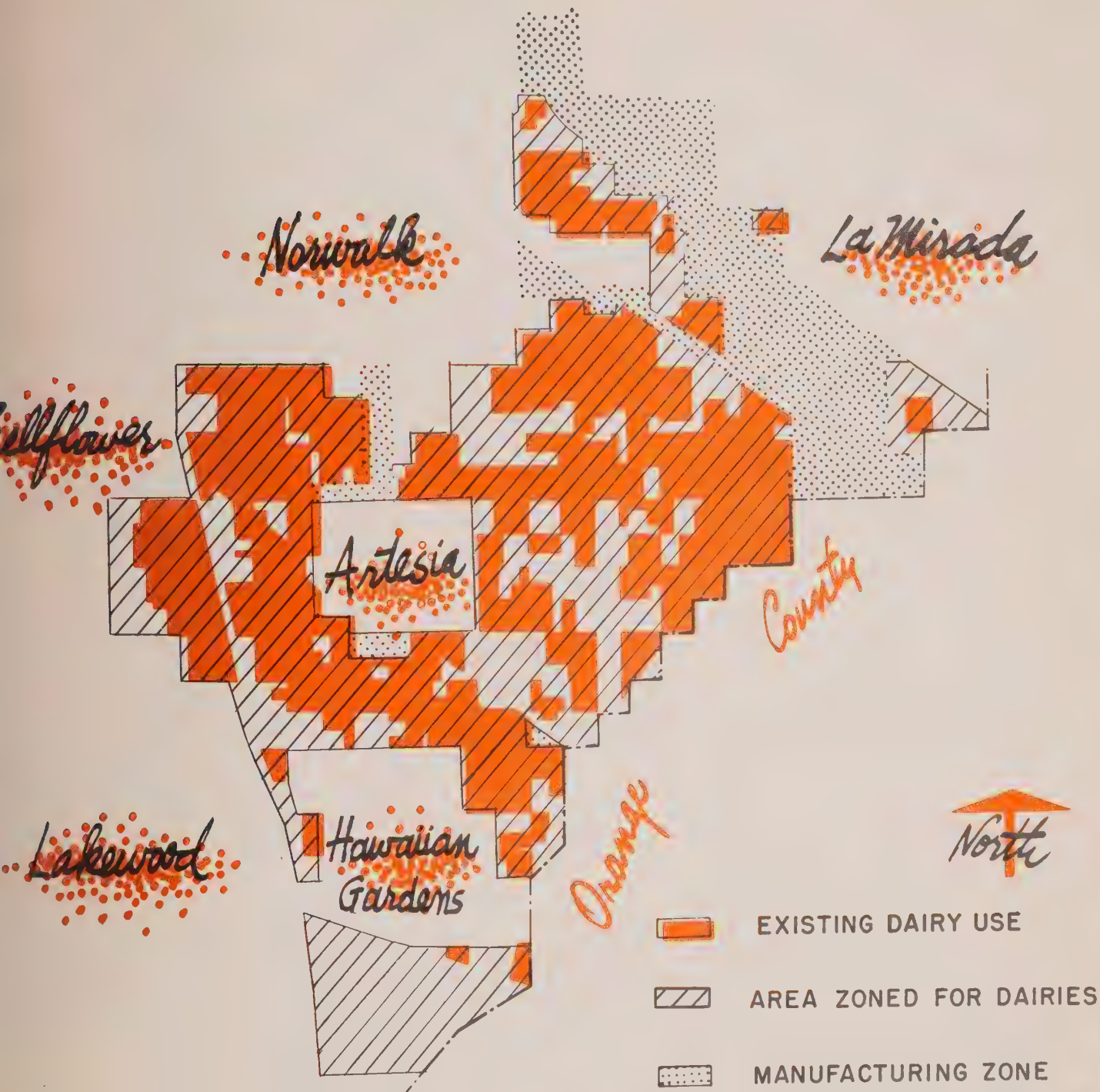
The dairy industry in Los Angeles County consists of 580 dairies, which milk 98,586 cows, utilizing 12,000 acres of land, and represent an investment of more than \$90,000,000. Dairies are scattered around the periphery of the metropolitan area where the last remnants of agricultural activity have been forced by the rapid urbanization of the County.

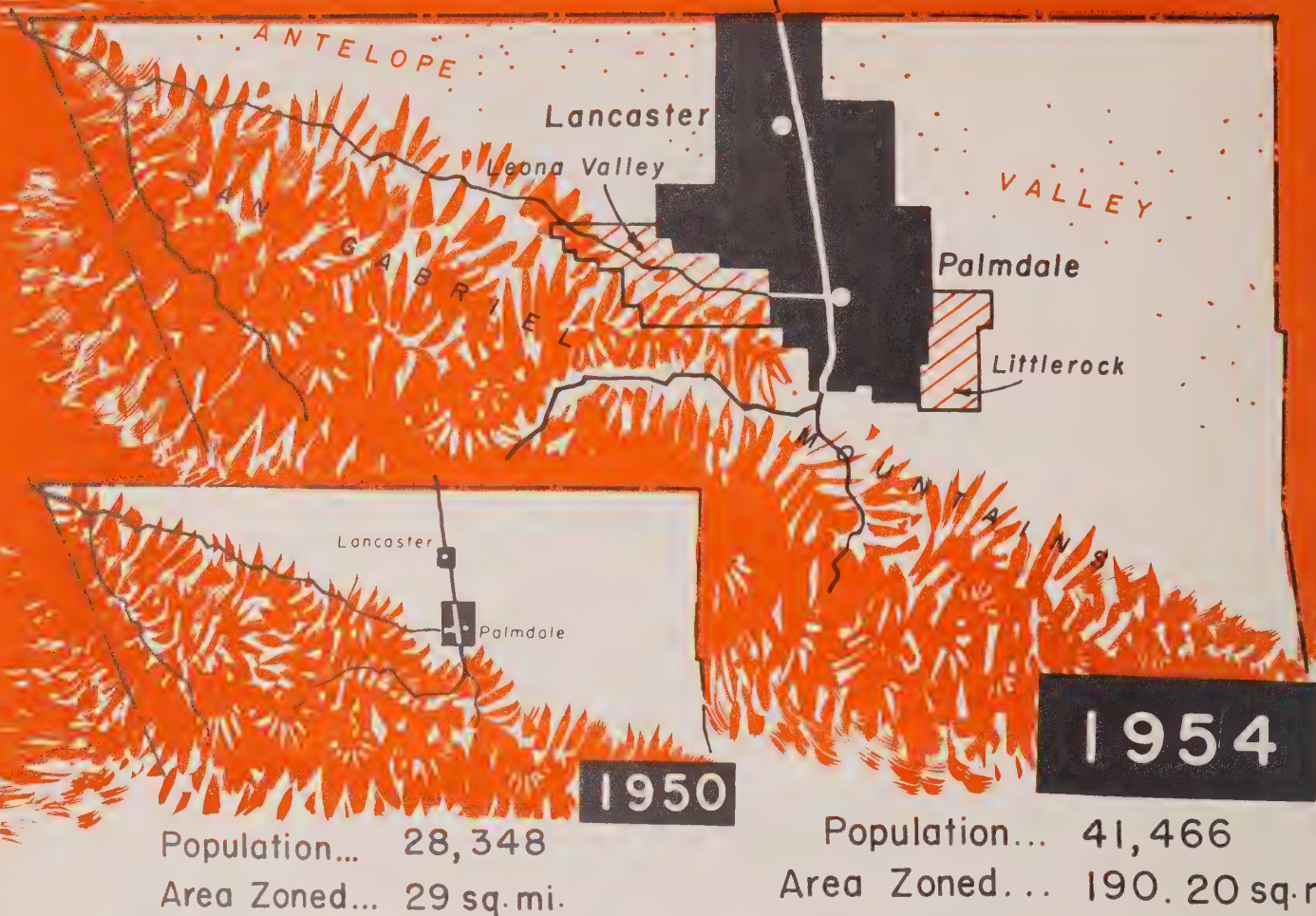
By far the greatest concentration of the industry is in the south-east portion of the County, in Bellflower, Paramount, Norwalk and especially in Artesia. Within this area is located 76 percent of all the dairies in the County, 78 percent of all the dairy cattle and 50 percent of the land used for dairying.

Dairying in Los Angeles County is an industry. A far cry from the usual farming procedure, dairy operation in Artesia is essentially that of a milk factory. Cattle do not graze; they are fed a scientific diet of high-protein feeds and milked on a 24-hour schedule. Management is now so efficient that one man can do the same amount of work that ten years ago required three men. As a part of the high production methods employed, dairy herds are replaced at the rate of 30 percent annually. Cattle are shipped in from other western states and as soon as milk production falls below an acceptable minimum, they are sold for beef. In this manner most herds have a complete turnover every three years. High productivity is a hallmark for the dairy industry in this County, where average production per cow is 120 percent higher than the national average.

There are approximately 8,000 acres in Zone A-2 in the south-eastern portion of the County in the Bellflower, Artesia and Norwalk zoning districts, of which about one-half is occupied by dairies. While the average dairy size in the County runs above 20 acres per dairy, most dairies occupy 5 or 10 acres, and the range between 3 and 10 acres constitutes 60 percent of all dairies. The intensity of use varies considerably, from several acres per cow to over 65 cows per acre. Taking the range of dairy sizes from 3 to 10 acres (79%) the median density was found to be 18 cows per acre. If all of the 8,000 acres in Zone A-2 were developed at the median density of 18 cows per acre there would be sufficient land for 144,000 cows. In Los Angeles County 98,586 cows are furnishing approximately 60 percent of the milk used. On the basis of today's milk consumption and production, 144,000 cows would provide the same proportion of milk for  $6\frac{1}{2}$  million people.

Any study of the dairy industry in Los Angeles County leads to the inescapable conclusion that it is a vital part of the County's economy, providing an essential high quality product at a low price.





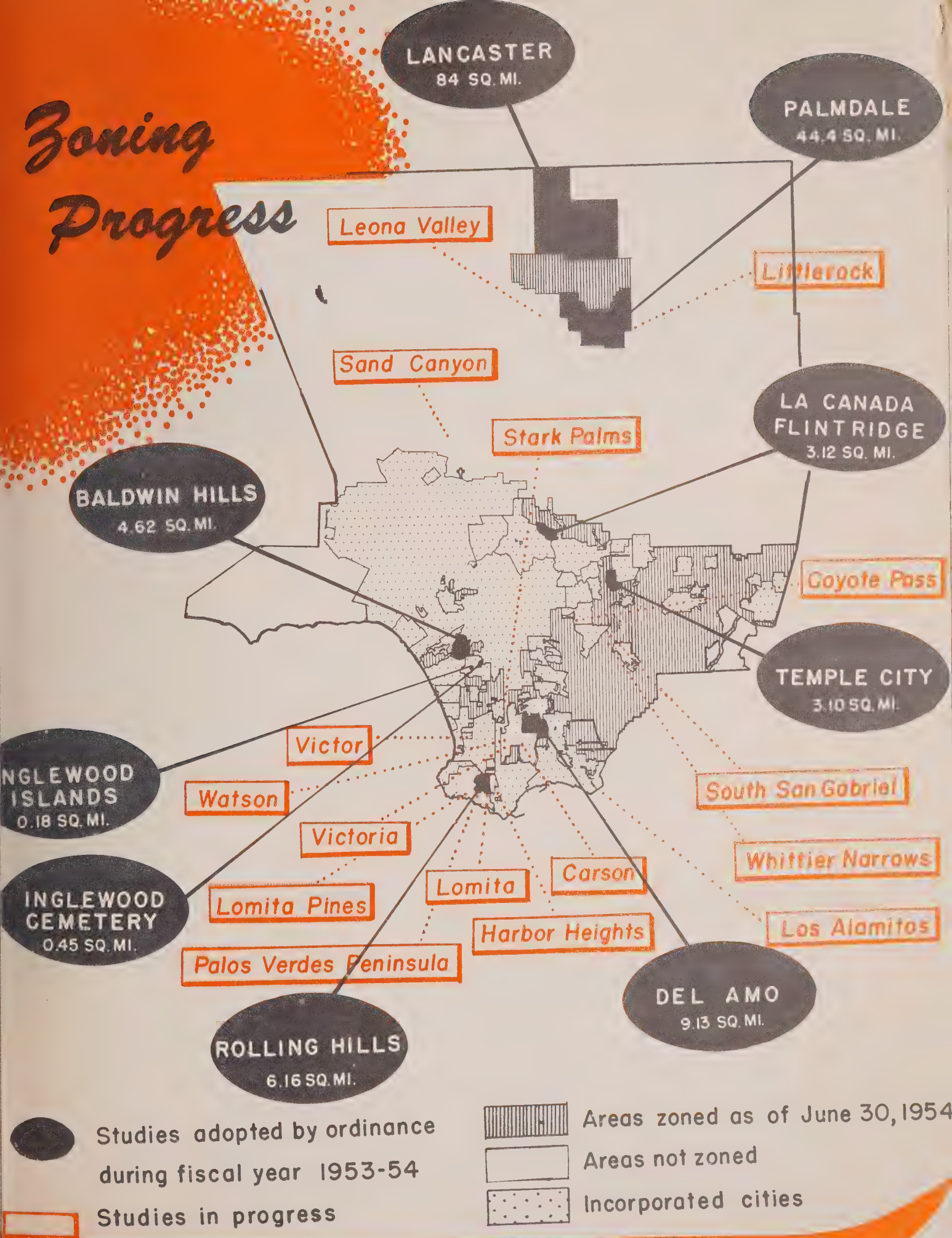
## Antelope Valley

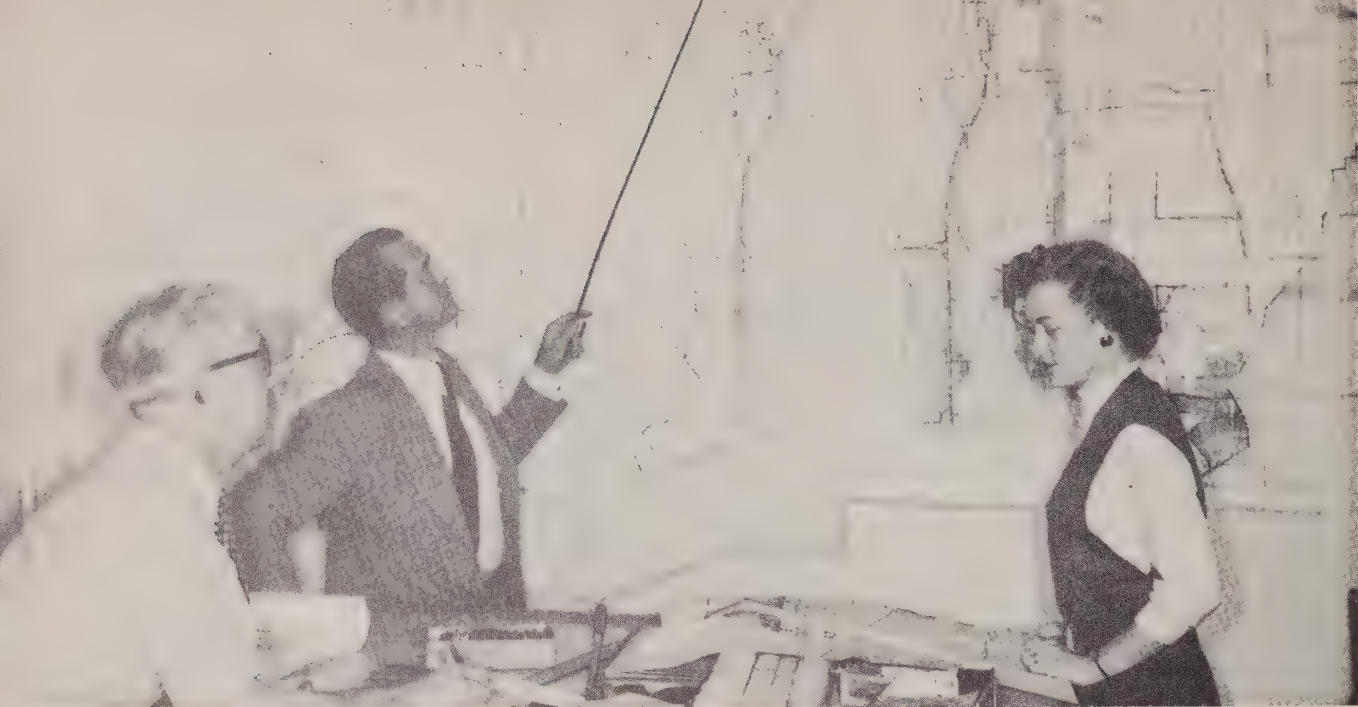
Precise zoning in Antelope Valley now covers an area of 128.4 square miles of which 112 square miles were zoned during this fiscal year. The zoned territory extends  $21\frac{1}{2}$  miles north and south through the heart of the valley from south of Palmdale all the way north to the Kern County line.

The first precise zoning plan for the valley, which was adopted in 1938, comprised an area of less than six square miles for Lancaster. In 1942 a zoning plan for Palmdale was adopted. Normal development took place in the valley until 1950 when the influx of population into Southern California forced its way into Antelope Valley. The recent development at Palmdale Airport, including installations of Lockheed, North American and Northrup Aircraft Companies, has given impetus to rapid urbanization of the area. Real estate prices have sky-rocketed and there has been a considerable number of speculative subdivision developments several miles from the existing urban centers of Palmdale and Lancaster Districts.

In order to guide the growth of these two towns to a gradual expansion outward, the zoned district of Palmdale was expanded from 10 to 44 square miles, and Lancaster from 6 to 84 square miles. Urban type zoning was applied around the periphery of the two towns. The zoning plan provides for a desirable balance of industrial, commercial, multiple residential, single family and agricultural zones. Minimum lot areas of one and two acres were placed on the outlying portions of an agricultural zone.

# Zoning Progress





# Mapping

The centralized function of MAPPING was established on October 1, 1953, with a staff of ten employees, for the purpose of preparing maps of all kinds for the entire department. This activity had previously been distributed throughout the department with each section performing its own map work. The new arrangement has resulted in greater production per draftsman and speedier completion of the individual mapping projects.

The work falls in several categories: Routine preparation of maps to be presented at public hearings for zone changes or zone exceptions; preparation of official ordinance maps for newly zoned areas or changes of zone; maintenance of two sets of 600 foot scale County Surveyor's Index Maps for departmental use; maintenance of zoning maps at the department's public information counter and in the 18 branch offices of the Division of Building and Safety of the Department of County Engineer-Surveyor; and, most important from a planning standpoint, the preparation of planning base maps.

These base maps, at a scale of 1500 feet to one inch, are reductions of the 600 foot scale County Surveyor's Index Maps, joined and mounted to form complete maps for each planning area. The maps are prepared in sets of three: one showing industrial zoning; one showing commercial zoning; and the third one showing residential zoning.

On all of the maps the topography is indicated by contour lines and shading; the State Highways and Freeways and the Master Plan of Highways are indicated by symbol; the existing public utilities such as railroads, trunk sewers, etc., are indicated; all public and private land such as cemeteries and colleges, known not to be available for other than present development, is shown in color; all water ways, including reservoirs and lakes and flood control facilities are delineated, as is all other pertinent planning information available, such as public buildings, official and precise plans of any nature, both within cities and in the unincorporated area of the County.

During the year approximately 9,000 square feet, or in excess of two acres of maps, were produced. The section also prepared legal descriptions for 28 ordinances related to zoning.

# Special Studies

## REPETTO PARK:

The problem in this study was to incorporate a major branch administrative center into Repetto Park, a 24-acre naturalistic park site in East Los Angeles. The study indicated that the existing park site did not contain enough area for combined use as a recreation area and a branch administrative center of the contemplated scope. A group of three site plans were prepared showing building distribution, purpose, character and landscape treatment of the proposed branch administrative center in the park area.

## LOS ANGELES CIVIC CENTER:

The 1951 Master Plan for the City, County, State and Federal Administrative Center for Los Angeles was amended by the adoption of a revised plan of boundaries and suggested building sites prepared by the Regional Planning Commission. The plan which was originally prepared in 1951 was the product of a joint study by the Los Angeles City and County Planning agencies.

## TAX DELINQUENT LAND SALES:

Periodically the Tax Collector's office prepares a list of tax delinquent lands in Los Angeles County. These lists of properties are first screened by the Regional Planning Commission for possible use for governmental purposes before the properties are released for auction sale to the public. The County departments and cities are given first opportunity to purchase these parcels at one dollar each. Over 1,850 parcels were screened during the past year, of which approximately five percent were recommended for withdrawal from public sale. Twenty-nine cities had some 430 parcels brought to their attention and the Los Angeles County Flood Control, Parks, Road and School departments were appraised of approximately 400 parcels which were considered a necessary part of their respective property acquisition programs.

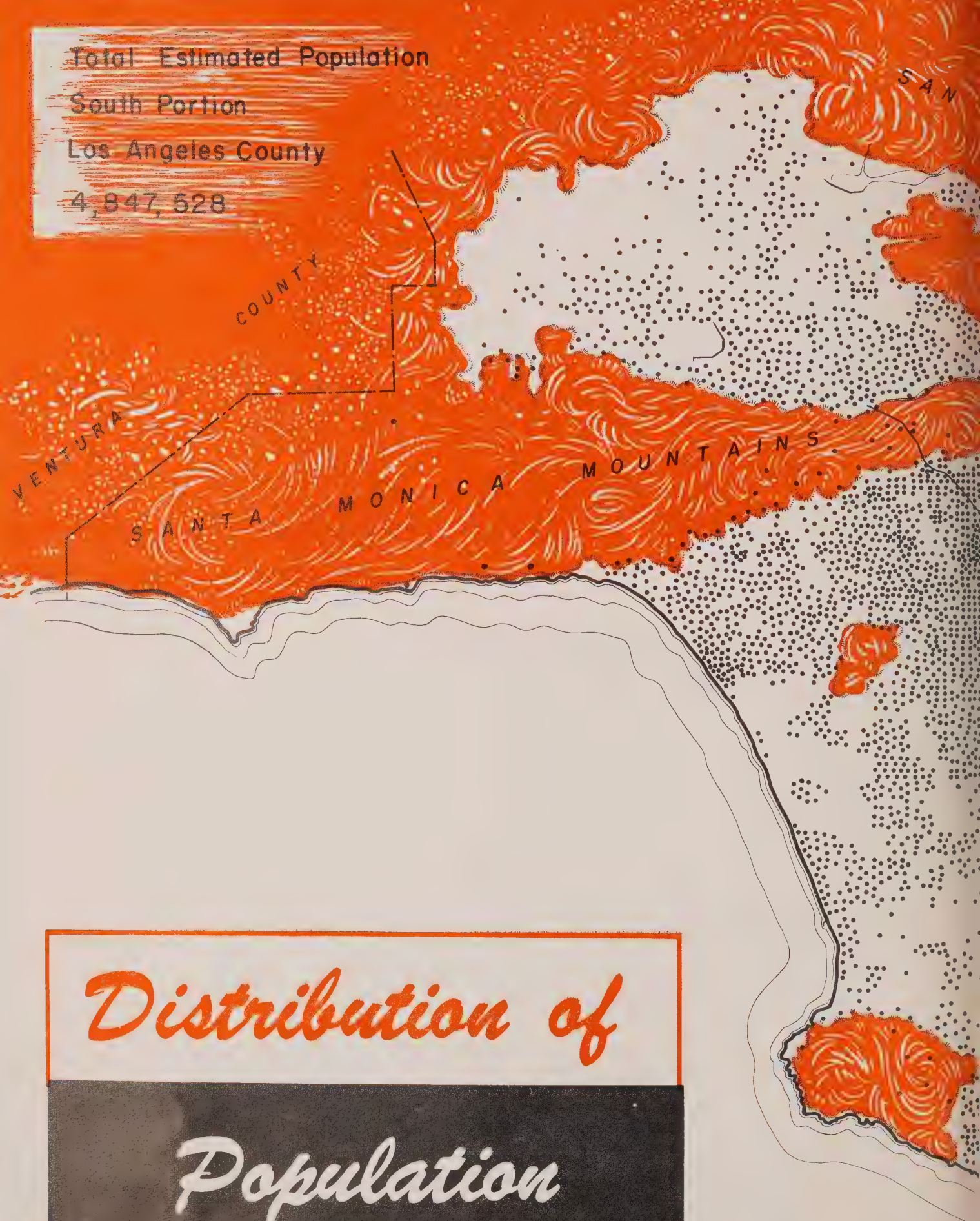
This service represents a saving of thousands of dollars to tax payers, for if each of these properties were to be purchased at the real estate market price, it would far exceed the one dollar purchase price.

Total Estimated Population

South Portion

Los Angeles County

4,847,528



*Distribution of*

*Population*

TOTAL ESTIMATED

July 1954



EACH DOT REPRESENTS  
1000 PERSONS

JULY 1, 1954

0 1 2 3 4 5 MILES



The Regional Planning Commission  
County of Los Angeles, California  
Milton Breivogel, Director of Planning

POPULATION LOS ANGELES COUNTY . . . **4,890,567**

# Population Research

**THE NEED:** Los Angeles County is a large, rapidly-growing, dynamically changing and complex area. In 1950 it had the second largest population of all counties in the United States, and today it probably has a greater population than any other county in the country. It is larger than 39 states. The rapidity of growth has been greater than that of any state in the Union, except California. The population gain is estimated to be nearly three-quarters of a million since the 1950 census.

**THE PURPOSE:** Implicit in any planning process is the estimating of population for measuring future needs and comparing current standards. The planner's job, whether he be connected with government or private enterprise, is to balance the facilities and services to the needs of the people. With proper current estimates, forecasts of population growth and distribution can be made more adequately. Since there is no general source available for accurate predictions of future population in specific areas, this function is left to the individual planning agency.

**SMALL AREA DATA:** The phenomenal rise of Los Angeles County Population to such heights has caused an increased demand for more precise facts, especially for areas smaller than the County itself. This demand is due to efforts to obtain greater value for the tax dollar of governmental administrators. In the business field, marketing researchers also need this data in view of today's more competitive conditions.

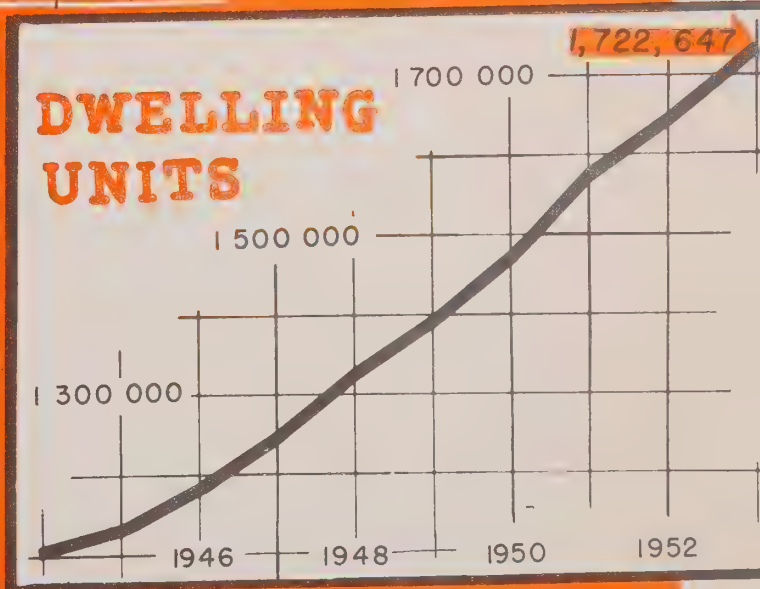
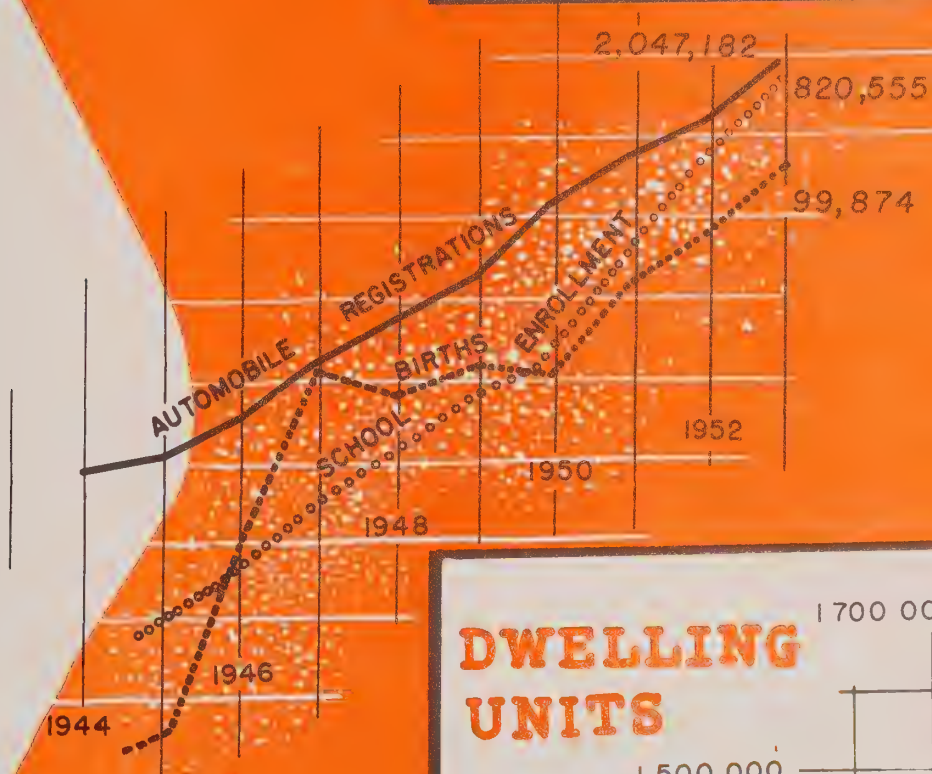
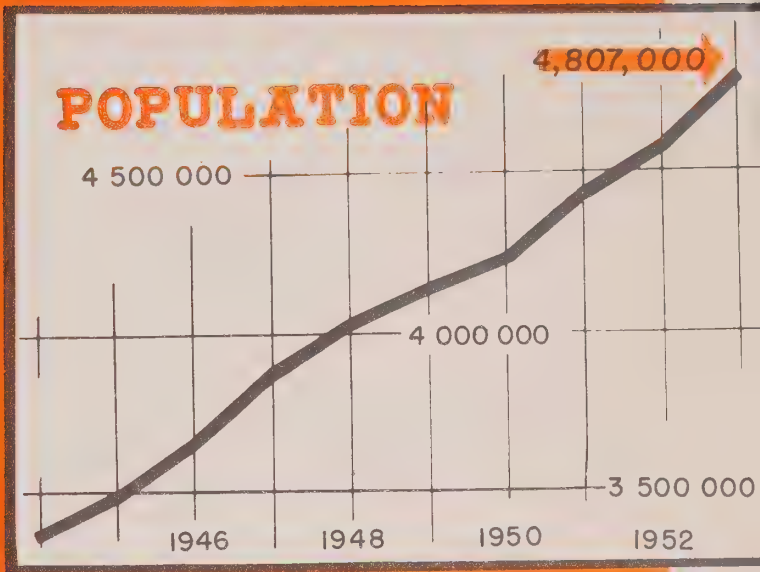
The Commission anticipated this need for smaller area data about 15 years ago and subdivided the County, on basis of political jurisdictions, into 35 statistical areas with 93 sub-areas. Currently, the sub-areas have been increased to 135 to meet the demands for small area population estimates. The trend is toward a demand for population estimates for even smaller areas such as Census Tracts. This need stems from (1) the desire for data for areas smaller than the statistical areas especially by marketing researchers, and (2) an individualistic reluctance to conform to a common area, such as the statistical area which may not exactly fit a particular need.

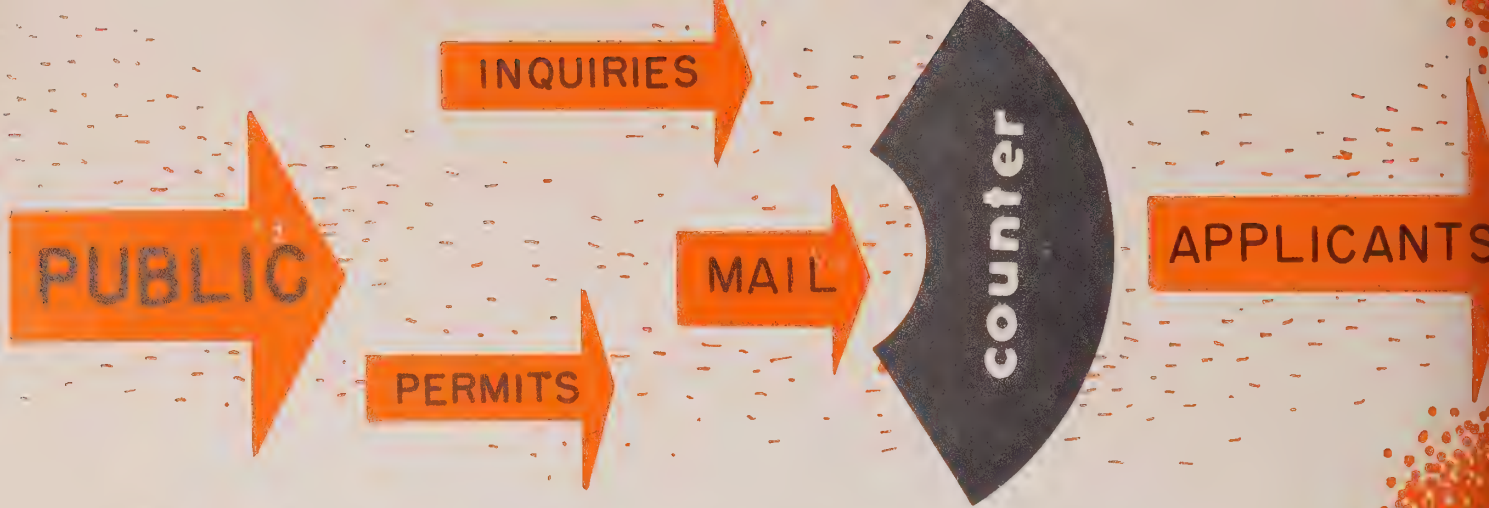
**YEAR'S PROGRESS:** (1) Processing of; 56,837 building permits in Los Angeles City; 47,540 permits in the Unincorporated Area; 1,752 permits in the seven contract cities of Avalon, Azusa, Claremont, Glendora, Lakewood, La Verne and Palos Verdes Estates; and, 480 monthly reports from the other 40 cities in the County.

(2) Maintenance of dwelling units by Census Tracts for the 363 tracts in Los Angeles City, 167 tracts in Unincorporated Areas and by 45 cities.

(3) A revised statistical area map as of June, 1954 reflecting the changes in the sub-areas caused by 129 annexations since the previous map published in December, 1952.

(4) Publication and distribution of four Population and Dwelling Unit estimates for the quarters of July and October, 1953, and January and April, 1954. Of the 1,500 issues published each quarter, the users of the bulletin are about equally divided between public and private agencies.





## *Public Counter and Interview*

The Petitions and Information Section was created on March 1, 1954, as part of a general departmental reorganization and resulted from combining the Zoning Petitions Section with the Information Counter which had formerly been a part of the Zone Change Section.

The primary duties or functions of the Zoning Petitions and Information Section are twofold: (1) Furnishing of zoning information to the interested public and governmental agencies; and (2) Discussing proposed zone change, special permit, and exception cases with potential applicants in order to acquaint them with the legal and procedural complexities involved.





The Section answered 48,484 verbal inquiries, including 25,032 telephone calls, during the year ending June 30, 1954. These figures represent an increase of 15.2 per cent and 14.6 per cent, respectively, over the previous year. In addition, 958 written requests for information were received and answered.

The interviewing and discussion function was established as a separate unit on October 1, 1953, hence the data available represents only nine months work. These figures indicate that 2,286 interviews were conducted, and that 223 application forms were issued for zone changes and 535 for zone exceptions and special permits. During this same nine months' period a total of 126 completed application forms for zone changes and 287 zone exceptions and special permits were received for filing and assigned to the proper section for processing.

Additional activities during the year included the checking of zoning for 584 tentative subdivisions, 4,907 applications for business licenses, 1,548 applications for outdoor advertising signs, 45 dance license referrals, and the processing of 327 plot plans.

# Exceptions and Permits

It is sometimes desirable and necessary that a specific piece of property be devoted to a use not permitted by the applicable zoning. Provision has been made in the Basic Zoning Ordinance for the consideration and granting of such exceptions.

The processing of zone exceptions as outlined in the Ordinance involves considerable case preparation and investigation by the staff prior to the public hearing before the Zoning Board. It also entails activity in connection with the action of the Regional Planning Commission on the Zoning Board's recommendation. If the decision of the Commission is appealed to the Board of Supervisors, additional work on the case is required, notably preparation of a transcript of testimony given at the public hearing and transmittal of exhibits to the Board of Supervisors.

The Zoning Ordinance allows special permits to be granted for certain uses in certain zones in which they are not automatically permitted, if it is found that such uses will not be a menace to nor endanger the public health, safety or general welfare. These special permits are processed in the same manner as zone exceptions.

During the current fiscal year the policy was established of scheduling exception and permit cases for public hearing before the Zoning Board not later than five weeks from the date of filing. While this program of accelerated scheduling temporarily imposed certain deadline and workload burdens on the staff, it has resulted in a reduction of the case backlog as well as in improved public relations.

A total of 411 exception and 79 permit cases was processed during the year. Of these, 343 cases were approved by the Commission, while 121 cases were denied, and 26 cases were withdrawn before complete processing.

CASES RECEIVED  
from Petitions and  
Information Section

## EXCEPTIONS and PERMITS SECTION

NEW CASES FILED REPORT  
published and distributed

Set for

ZONING BOARD HEARING

- Legal Advertising
- Postcard Notices
- Departmental Letters

INVESTIGATION BEGUN..

INVESTIGATION COMPLETED  
AND REPORT WRITTEN

ZONING BOARD  
Public Hearing

FINDINGS AND  
RECOMMENDATIONS  
RECORDED

CASE SET FOR  
COMMISSION  
ACTION

PLANNING COMMISSION  
action...

Commission Action and Affidavits  
mailed REGISTERED

APPEALS  
by Proponents or Opponents  
of Commission Action to  
Board of Supervisors

New case material assembled in folders,  
noted on all maps and records and placed in  
abeyance.

WEEKS

IN

TIME

The Zoning Ordinance requires that post-card notices be mailed to all property owners of record, within a 500 foot radius from the exterior boundaries of the subject property, at least ten-days prior to the date of the Zoning Board hearing. At the same time letters are sent to the applicant, the property owner and the various interested County departments such as: Air Pollution Control, Engineer, Building and Safety, Industrial Waste, Storm Drain, Flood Control, Forester and Fire Warden, Health Department, Live Stock Inspector, Public Welfare, Road Department, Sheriff, Superintendent of Schools.

The Zoning Ordinance also requires that, at least ten-days prior to the date of the Zoning Board hearing, a legal notice announcing the hearing be published in a local newspaper of general circulation.

The findings and recommendations of the Zoning Board are sent to both the regular and advisory members of the Regional Planning Commission. This procedure requires a 12-day interval between the date of the Zoning Board hearing and the Regional Planning Commission hearing.

In many cases the Regional Planning Commission also holds a public hearing. The present policy is for the Commission to conduct two public hearings on all cemetery cases, airport cases and slaughter house or abattoir cases.

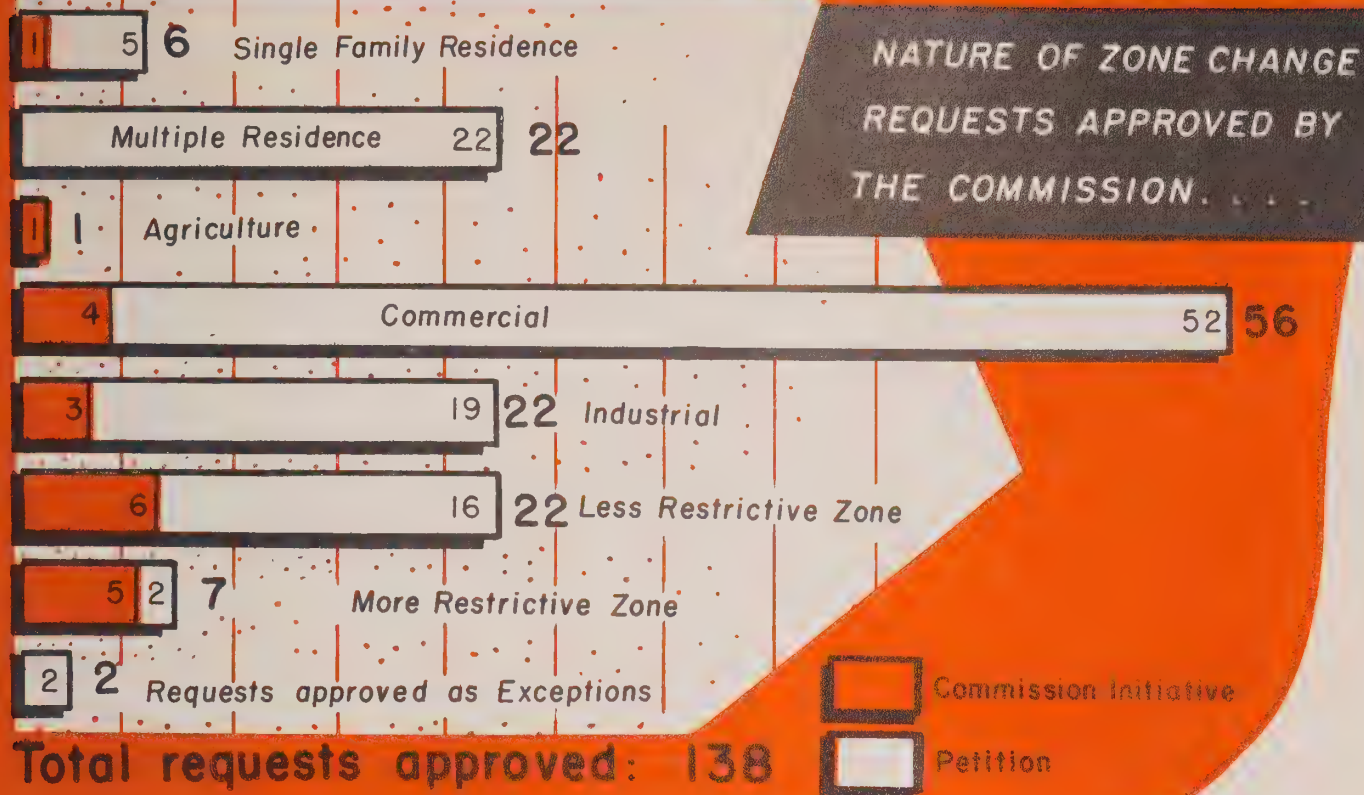
The letter of final action by the Regional Planning Commission is prepared and copies mailed to the applicant, the property owner and interested County departments.

# Zone Changes

As the outward trend from the older central cores of the principal cities of the County has continued in recent years, there has been an increasing demand for readjustment in the zoning of the various unincorporated sections of the County. This has been particularly noticeable the past several years in the southeast portion of the County and, has become very evident in the past year in the San Gabriel Valley. As the conversion from agricultural uses to urban residential development occurs there is a resultant demand for commercial development to service the increased population. At the same time there is evident a desire on the part of industry to locate closer to the employee's residence or to be closer to the market for the products of the service type industries.

While it is not possible to determine specific patterns of the decentralization movement which has resulted in the urbanization of the areas once considered as agricultural, it is evident that the intensive movement has tended in many instances to follow the paths of the freeways and major highways. Availability of good means of personal transportation has become a very important factor in the urbanization process. As the various parts of the freeway system are extended into outlying areas, these areas become suburban communities.

Planning for this decentralization in the San Gabriel Valley presented a serious problem since development has not been concentrated in a small area but rather has been spread over the entire area from the San Gabriel River eastward to Pomona and Claremont. This has necessitated detailed study by the staff to properly relate the various requested changes of zone to an area-wide plan of development so that the pattern resulting from individual cases may form a homogeneous development rather than a haphazard, unrelated one.



Many of the changes of zone in the San Gabriel Valley are due to the high minimum area requirements that were frequently applied to sections when they were originally zoned and when urbanization seemed remote. As a result, when the process of intensive urban development reached these areas, petitions were filed requesting a smaller area requirement for single family residential development.

In some of the older (in point of development) portions of the unincorporated areas there has been a tendency to change from single family to multiple residential development. At the same time, in some of these areas, requests were filed for additional industrial or commercial zoning.

Under the Commission policy of providing additional hearing time, it was possible to reduce the backlog of cases pending from 56 at the beginning of the year to 36 at the end of the year. During the year 180 cases were acted upon by the Commission, with 138 being recommended for change and 42 being disapproved.

# Highways

A map showing all of the industrial zones in both incorporated and unincorporated areas of the County was prepared to aid in the study of the revision of the Master Plan of Highways and to aid the Road Commissioner in his traffic studies.



**MASTER PLAN OF HIGHWAYS:** One of the most important projects started this year was a survey for reappraisal and revision of the Master Plan of Highways in the Antelope Valley. This study is being conducted in co-operation with the Interdepartmental Engineering Committee, and was made necessary by the rapid development of the Antelope Valley area. As a result of this survey, which is rapidly nearing completion, many miles of highway in that area will be added to the Master Plan of Highways. In connection with the Advance Planning Division's zoning and land-use studies, surveys were also started for alignment of additional highways in the East San Gabriel Valley.

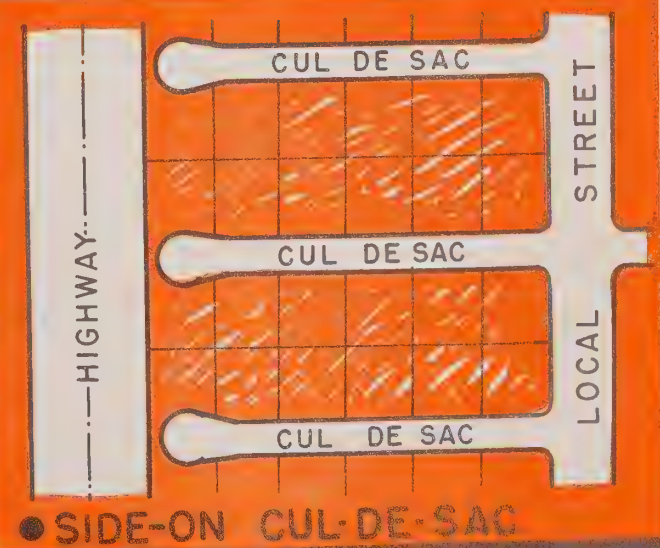
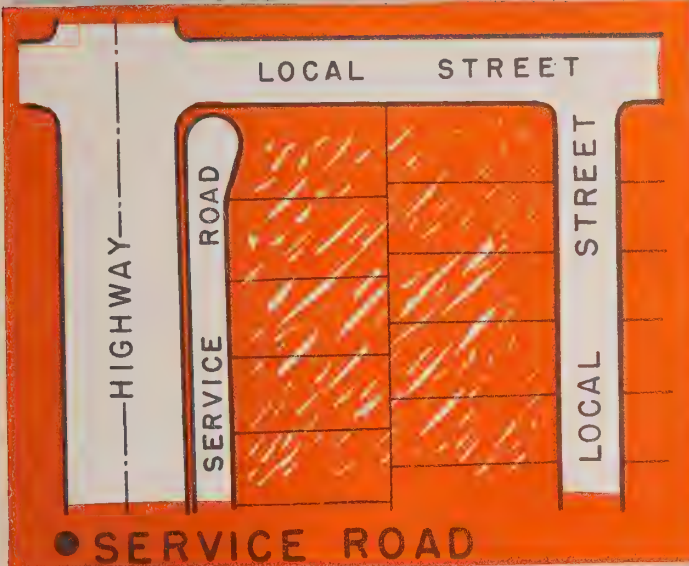
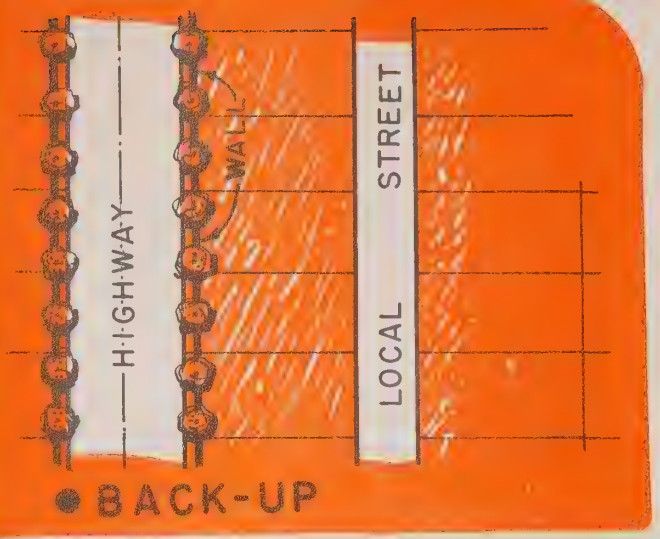
## AMENDMENTS TO THE

### MASTER PLAN OF HIGHWAYS:

The Interdepartmental Engineering Committee recommended to the Commission that the Master Plan of Highways be amended as follows: Major Highways:

Add 144.3 miles; remove 50.6 miles; change 3.9 miles to secondary highways. Secondary Highways: Add 188.4 miles; remove 17.2 miles; change 14.0 miles to major highways.

During the year, twelve amendments, effecting the following changes in the Master Plan of Highways, were presented to and approved by the Board of Supervisors: Removed: 27.4 miles of major highways; 5.1 miles of secondary highways; 1.1 miles of parkways. Added: 20.9 miles of major highways; 3.1 miles of secondary highways. Changed: 0.7 miles of secondary highways to major highways; 1.3 miles of parkways to major highways.



# TREATMENT OF HIGHWAYS BY SUBDIVISION DESIGN

# Public Acquisitions and Schools



**PUBLIC LAND ACQUISITIONS:** A total of 290 public land acquisitions, other than school acquisitions, were processed, an increase of 69 per cent over last year. Of these 262 were highway acquisitions as compared to 152 last year, an increase of 72 per cent.

The number of school site acquisitions also increased, from 27 last year to 72 this year. Fifty-seven of these sites were new school sites, 13 were additions to existing school sites and two were changes in boundaries. Fifty-three of the new sites were approved by the Commission and were classified as follows: 29 elementary school sites; 5 intermediate school sites (7th and 8th grades); 3 junior high school sites; 11 senior high school sites; and, 5 administration building sites.

Proposed school sites are studied in relation to size, location in its service area, flood and traffic hazards, accessibility to sewers and water, community design and highways. Unimproved sites which meet all requirements have become increasingly difficult to find and it has become necessary in some school districts to purchase improved sites. The Commission and its staff are closely co-operating with School Districts in the selection of new school sites and in the expansion of existing ones.

**AMENDMENT TO MASTER PLAN OF SHORELINE DEVELOPMENT:** Amendment No. 11 to the Master Plan of Shoreline Development was approved by The Regional Planning Commission of the Los Angeles County Regional Planning District during the year. This amendment changed the plan boundary in the City of Manhattan Beach to include three additional parcels of land and placed them in first priority acquisition. These parcels are to be purchased by the State Division of Beaches and Parks and developed by the City of Manhattan Beach.

**INTERDEPARTMENTAL ENGINEERING COMMITTEE:** This committee, which consists of representatives of the Road Department, the Engineer-Surveyor's Department and the Regional Planning Commission, held 35 meetings during the year for the purpose of discussing proposed changes in the Master Plan of Highways. The committee's recommendations are submitted to the Regional Planning Commission for further action.

The California State Public Utilities Commission created a sub-committee to study and report on the relationship of the freeways and master plan highways to the proposed grade separation at the intersections of the Southern Pacific Railroad with Olive Avenue and Magnolia Boulevard in the City of Burbank. Four meetings were held by the committee, of which the head of the Highways Section was a member, and the committee prepared a map and a report which was submitted to the Public Utilities Commission.

# Enforcement

The Zoning Investigation and Enforcement Section performs a variety of inspection and investigating functions, each stemming from a different departmental procedure. Primarily the work of the Section is the enforcement of the County Land Use Ordinance, or zoning law.

During the past fiscal year, some 1260 complaints of suspected violations were received from the public, each requiring the opening of a separate case file. They were scattered over more than 2,000 square miles of unincorporated County territory. A total of 51 zoning violations was prosecuted through the courts after every attempt had been made to settle them out of court. All but one of these were successfully abated.

During the past year an extensive joint study was started by the California Real Estate Commissioner and the Investigation and Enforcement Section for the purpose of terminating the practice by certain subdividers of creating illegal subdivisions, through loop-holes in both the State and County laws. If, as a result of the investigation, this practice can be controlled, real progress will have been made in checking one type of substandard subdivision which has been growing quite prevalent in the County.

Another type of inspection consists of checking the Exception and Permit cases for compliance with special conditions and restrictions incorporated into the permits at the time of granting by the Regional Planning Commission. Exception and Permit cases denied by the Regional Planning Commission are also investigated to determine compliance with present zoning.

Many permits require faithful performance bonds to insure compliance. Before such bonds can be exonerated, a thorough inspection of the premises must be made to see that all special conditions have been met, such as filling up sumps around oil drilling rigs, or open pits made safe against accidents.

Outdoor advertising signs, for which permits are issued by the State Division of Highways, Outdoor Advertising Section are investigated and ordered removed when found in zones where such signs are not permitted.



# Subdivisions

At no previous time in the history of the Regional Planning Commission have so many tentative maps of proposed subdivisions been considered as in the past fiscal year. Certain portions of the East San Gabriel Valley in the vicinity of Puente and adjacent to the Cities of Covina, West Covina, Glendora and Azusa have continued with the largest subdivision areas. The East Whittier and Southeast Whittier districts are the next most rapidly expanding areas with a development of approximately 10,000 lots in the La Mirada area. Antelope Valley also continues to grow at a rapid rate with submission of many new subdivisions, although somewhat less than the previous year.

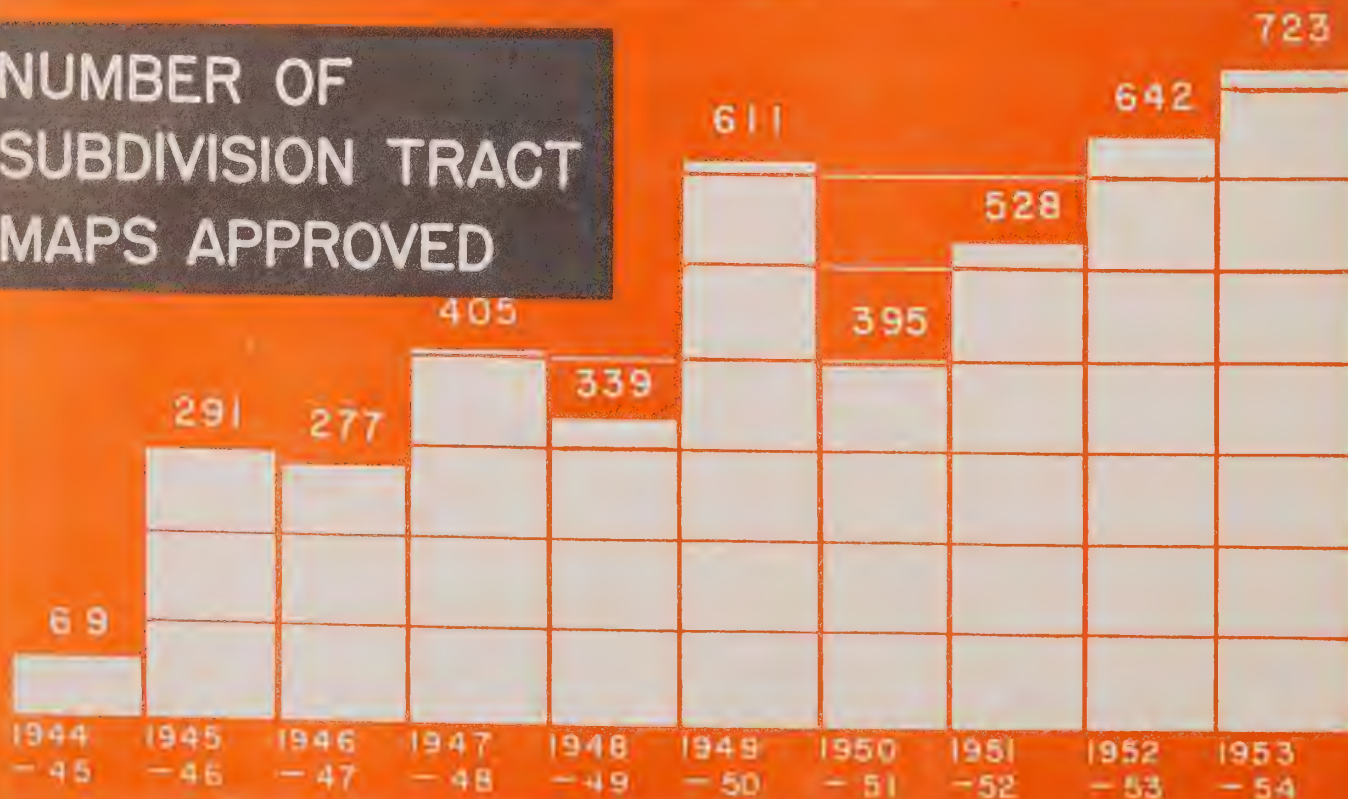
This record number of tract maps received (723) continued to require the holding of two Subdivision Committee meetings, every Monday of each week, to review tracts and formulate recommendations to the Commission. Co-ordination of recommendations from State and County Departments, School Districts, and other cities, and incorporation of these requirements into the design of the tracts, within the 30-day limit required by the State law, has placed a heavy work load on the personnel of the Division.

As subdivision activity moves outward from the incorporated cities, need for solutions of drainage problems and the determination of detailed alignments of highways and freeways, and location of school sites, becomes more acute. Problems arising in the development of integrated communities, with populations of 30,000 or more persons must be solved in a satisfactory manner, for once the streets are dedicated, homes built and business districts established, the pattern is set for many years to come.

The job of assembling and co-ordinating the necessary reports and information to plan a continuous stream of subdivisions for the present and future needs is a challenge that is being successfully met by the planners, subdividers, engineers and others in the home building industry.

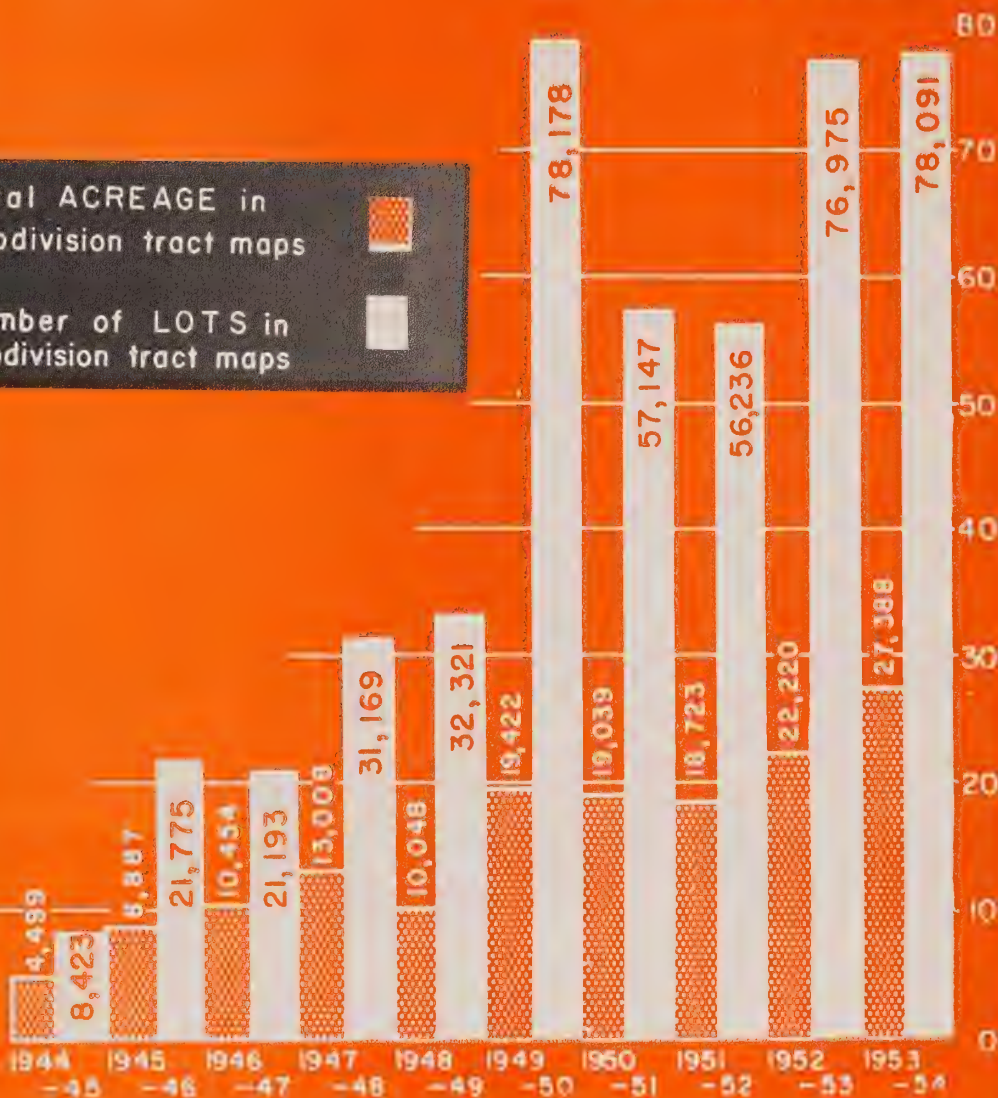
The excellent co-operation of the developers and subdividers of this area is reflected in the high standards of subdivision improvements and the most modern design in land planning. Methods and techniques of subdivision designs developed in Los Angeles County have been used as a pattern by many agencies throughout the country.

## NUMBER OF SUBDIVISION TRACT MAPS APPROVED



Total ACREAGE in  
subdivision tract maps

Number of LOTS in  
subdivision tract maps



At the present time, the number one problem in this area is traffic. In our opinion the highway frontage design for the new subdivisions has been very successful. Lots backing to the highway with a masonry wall separation, or a chain link fence along the sides of lots adjacent to the highway, and fronting on a cul-de-sac, with complete access prohibited directly from the highway, are readily accepted by the subdivider.

The service road design is also widely used to reduce the number of street intersections, and to eliminate the hazard of driveways which serve homes that front directly onto the highway. The most desirable plan eliminates through-traffic in the subdivision and locates entrance streets at least one-quarter of a mile apart, resulting in quiet, residential streets with traffic limited to that which serves the homes in the neighborhood.

**LEGISLATION:** Members of the staff have attended many meetings and conferences with civic associations and representatives of different cities regarding problems of subdivision design and drainage. Several of the meetings of the State Interim Committee were attended by staff members who contributed important and vital information to this Committee in its efforts to improve the subdivision procedure and laws of the Map Act.

Additional conferences were held with the Subdivision Advisory Committee of the Board of Supervisors regarding improvement requirements which resulted in the Commission recommending to the Board of Supervisors that sidewalks be required on certain streets and highways in the subdivision which lead to school sites, recreation areas and shopping centers.



A 1953 amendment to the Map Act (Section 11551.5 of the Business and Professions Code) gave authority to the local legislative bodies to disapprove a tentative tract map for an area which is subject to flood hazard and inundation, or to require protective improvements to be constructed as a condition of approval. This procedure is operating very effectively because of support from developers who agree that homes should not be constructed in areas subject to flood hazard or inundation. This is a significant step in protecting the buyer of a home in a recorded tract.

Plans are under way to include in the Zoning Ordinance a flood hazard zone and a private street ordinance which would place under regulation the development of land on private streets. Many "bootleg" subdivisions have been developed throughout the County where large parcels have been divided into four lots and then, in turn, divided again, with access to the parcels from private streets which are inadequately surfaced and without proper drainage facilities. This type of subdivision is usually developed with no regard to the neighbors' properties and utter disregard of any community plan.

The increase in new subdivisions has been continuing for many years and members of the building industry are of the opinion that the trend will continue. New improvements proposed by the Flood Control District and new storm drains proposed by the County, as the extension of trunkline sewers and freeways into the outlying areas, will open new areas to development and will stimulate further subdivision developments. The steady increase of population creates new buyers for homes, and subdividers report that financing has been greatly improved--all of which appears favorable for the developer to continue the active work of the building industry.

#### SUBDIVISION ACTIVITIES - FISCAL YEAR 1953 - 54

TYPES OF SUBDIVISION TRACT MAPS PROCESSED	Tract Maps Pending 7-1-53		Total Tracts to be Processed	P R O C E S S E D			Tract Maps Pending 6-30-54
		Tract Maps Received		Approved	Disapproved	Withdrawn	
New Tentative (a)	54	423	477	350	6	48	73
Revised (b)	8	201	209	181	0	23	5
Reactivated (c)	1	59	60	52	0	1	7
Renewals (d)	1	40	41	36	0	0	5
TOTALS	64	723	787	619	6	72	90

(a) "New Tentative" maps are those submitted for the first time to the Regional Planning Commission, i.e., tracts on which no previous actions have been taken.

(b) "Revised" maps are those which the Commission has approved, but which have subsequently been revised and resubmitted by the Subdivider.

(c) "Reactivated" maps are those on which the Commission's one year approval has expired, and for which the Subdivider requests reapproval.

(d) "Renewals" are maps on which the Subdivider, prior to the expiration date of the Commission's one year approval, requests further approval extension.

#### OTHER WORKLOAD INFORMATION

MISCELLANEOUS ACTIVITIES	Fiscal Year 1953 - 54
Total ACREAGE on all types of Maps Received (16,993 Acres in New Tentative Tracts not Previously Submitted) (10,395 Acres in Revised, Reactivated, or Renewed Tracts )	27,388
Total Number of LOTS on all types of Tract Maps Received (37,026 Lots in New Tentative Tracts not Previously Submitted) (41,065 Lots in Revised, Reactivated, or Renewed Tracts )	78,091
Subdivision Studies Completed (Maps Prepared)	566
Final Maps Approved by Subdivision Section	369
Number of all Types of Agenda Items (Tract Maps) Reviewed by Subdivision Committee	1,111
Subdivision Committee Meetings Held	96
Approved Tracts and Record of Survey Maps Recorded (Unincorporated territory only)	292
Tentative Tract Maps Received from Cities for Study and Comment	49
Surveys of Subdivision Activity for School Districts	2
Number of Time Extensions Granted by Regional Planning Commission Extension of processing time for tracts submitted--requested by either the Subdivision Section of the Subdivider.	382
Field Investigations Made	634
Estimated Number of Office Interviews	2,425
Estimated Number of Telephone Calls	4,425

# WORKLOAD DATA

## THE REGIONAL PLANNING COMMISSION - - - WORKLOAD DATA - - 1953-54

NUMBER OF MEETINGS HELD ..... 70

NUMBER OF PUBLIC HEARINGS.... 235

TOTAL NUMBER OF AGENDA ITEMS CONSIDERED DURING 1953-54..... 3,206  
(NOTE: A specific case may appear several times as an Agenda Item.)

### LAND ACQUISITIONS ..... 436 AND VACATIONS

Fire Stations	5
Flood Control	11
Parks & Recreation	3
Highways	261
Schools	72
Miscellaneous	12
Vacations	74

### MASTER PLANS..... 17

Administrative Centers	1
Highways	16

### MISCELLANEOUS ..... 423

Policies	5
Personnel	28
Legislation	2
Routine	388

### PUBLIC BUILDINGS - PLOT PLANS... 2

### STREET NAME CHANGES ..... 36

### SUBDIVISIONS ..... 1,104

Tracts	1,093
Miscellaneous	11

### ZONING ..... 586

Changes of Zone	460
Districts	62
Ordinances	17
Supplementary Land Uses	5
Miscellaneous	14
Urgency	2
Modification of Setbacks	6

### ZONING BOARD ..... 600

Cemetery	4
Exceptions	463
Miscellaneous	8
Revocation	9
Special Permit	107
Explosives	7
Policies	2

### REGIONAL PLANNING DISTRICT

5 meetings were held by the Regional Planning Commission of the Los Angeles County Regional Planning District to consider matters pertaining to the Master Plan.

## 1953 - 54 WORKLOAD STATISTICS

### ZONING PROGRESS:

Unincorporated Districts in work during the fiscal year 1953 - 54.

MAJOR AREAS	S Q U A R E M I L E S					
	Unincorporated Area	Total Area Zoned	1953 - 54 Completed		Status 6-30-54	
			New	Rezoned	Under New	Study Rezone
Coastal Plain	455.02	394.46	20.54	6.22	60.56	16.87
North County	2,551.00	190.20	110.90	17.50	139.00	-
Santa Monica Mountains	169.00	-	-	-	169.00	-
Islands	130	-	-	-	-	-
Unincorporated Area	3,305.02	584.66	131.44	23.72	368.56	16.87
Incorporated Cities	778.19	778.19	-	-	-	-
Total Area of County	4,083.21	1,362.85	-	-	-	-

\*16.78 square miles were incorporated or annexed to cities 1953-54

MAPPING:	No. of Maps Completed	Area in Square Feet	Man Hours Required
	424	9,070	7,558

### EXCEPTION, PERMIT & REVOCATION CASES

New Cases Filed	418
Approved by Commission	343
Disapproved by Commission	121
Withdrawn	26
Pending	58

### SUSPECTED ZONING VIOLATIONS

#### INVESTIGATED & VOLUNTARILY ABATED

Land Use	1,327
Advertising Signs	89
Business Licenses	36
Exceptions and Permits	589

#### VIOLATIONS ABATED THROUGH LEGAL ACTION

62

### ZONE CHANGE CASES

Petitions Filed	166
Cases Reopened during Year	5
" Approved by Commission	138
" Disapproved by Commission	42
" Withdrawn	7
" Transferred to Rezoning	4
" Pending	36

### HIGHWAYS & PUBLIC ACQUISITIONS

Approved by Commission	
Public Land Acquisitions	290
School Site	66
Street and Alley Vacations	65
Master Plan Amendments	
Highways	12
Shorelines	1
Disapproved by Commission	
School Site Acquisitions	6
Street and Alley Vacations	7

**FINANCES:** Net expenditures for 1952-53 totaled \$485,411, an increase of \$27,819 over the previous fiscal years expenditures of \$457,592, of which \$431,417 was for Salaries and Wages and \$23,904 for Maintenance and Operation.

<u>FISCAL YEAR 1953-54</u>	Salaries and Wages	Maintenance and Operation	Capital Outlay (Equipment)	TOTALS
Appropriations and Expenditures				
Gross Appropriations	\$499,396	\$28,173	\$3,914	\$531,483
Salary Savings	29,305			29,305
NET APPROPRIATIONS	\$470,091	28,173	3,914	502,178
NET EXPENDITURES	456,617	25,781	3,013	485,411
UNEXPENDED BALANCE	\$ 13,474	\$ 2,392	\$ 901	\$ 16,767

The large unexpended Salaries and Wages balance was saved because several budgeted positions were frozen and remained vacant for long periods.

**REVENUE** received during 1953-54 for Zoning Transcript and Miscellaneous Fees fell \$2,563.10 below last years' figure.

The increases were:	Zone Changes - increase	\$ 2,310
	Zone Exceptions - decrease	(-3,325)
	Explosive Storage - increase	10
	Miscellaneous Fees - decrease	(-1,558.10)

The following table shows the amounts received from the various revenue sources, and the amounts deposited to the County's General and Trust Funds.

#### REVENUE RECEIVED DURING FISCAL YEAR 1953-54

TYPE OF FEES	AMOUNTS
Zone Changes	\$ 5,110.00
Less 148 Cases @ \$ 35	
Less 2 refunds @ 35	70.00
Zone Exceptions	10,990.00
Less 314 Cases @ \$ 35	
Less 3 refunds @ 35	105.00
Special Permits	670.00
Less 67 Cases @ \$ 10	
Less 3 refunds @ 10	30.00
Cemetery Permit	100.00
Explosive Storage	30.00
	\$16,765.00
Miscellaneous Fees	
Transcript Fees (Through Board of Supervisors)	\$ 1,670.10
Transcript Fees (Paid direct to the R.P.C.)	303.66
Witness Fees	39.70
Total Amount of Fees Collected:	\$18,778.46

#### Deposited as Revenue in General Fund 1953-54

Zoning Fees Received during 1953-54	\$14,885.00
Miscellaneous Fees	2,013.46
Balance remaining in Trust Fund on June 30, 1954:	\$ 1,880.00

**PERSONNEL:** On June 30, 1954, a total of 85 positions were filled, of which 64 were in the planning classification. An average of 84-1/4 positions were filled throughout the year. At the end of the year the position distribution was:

General Administration	11
Plan Administration	35
Subdivision Administration	11
Advance Planning	28
Total number of filled positions	85

## ADMINISTRATIVE SERVICES

The department's business, accounting, personnel and general service functions are centralized in this section. The major activities include:

1. Analyzing the department's budget requirements and preparing the annual budget request.
2. Maintaining workload and operation controls and making incidental procedure and operation studies.
3. Compiling material for, editing, partially writing, and organizing the department's Annual Report, and handling the distribution and mailing of 1,000 copies of it to planning and other interested organizations throughout the country.
4. Maintaining the department's appropriation, encumbrance, expenditure revenue accounting and control records, and preparing or checking incidental related accounting forms and statements.
5. Accepting zoning, transcript and miscellaneous fees, and advertising deposits; depositing amounts received with the County Treasurer in either Trust or General Funds, and withdrawing from Trust Fund money to make refunds and pay advertising bills.
6. Maintaining departmental timekeeping, payroll and personnel records, preparing payroll connected forms and listings either for departmental use or for transmittal to the County Auditor and the Civil Service Commission.
7. Requisitioning from the County Purchasing Department: furniture, equipment, office and drafting supplies, maps, photostats and other prints. Sorting and distributing same as required; maintaining inventory and cost records; taking annual and periodic inventory and preparing inventory listings for the County Auditor.
8. Requisitioning from the Mechanical Department, the Janitor's Department and the Telephone Department, all required repairs, maintenance services parking permits, telephone installations and rearrangements of telephone equipment.
9. Maintaining the department's Central Map and Correspondence Filing System.
10. Maintaining a departmental Planning Reference Library of over 3,100 books and booklets and over 1,500 periodical magazines and miscellaneous planning literature.
11. Performing much of the department's mimeographing work, and supplying emergency stenographic and typing assistance to other sections.



MILTON BREIVOGEL

*Director of Planning*

EARL J. ESSE

*Chief Deputy Director*

JOHN L. RICHERSON

*Chief, Advance Planning Division*

JOHN P. COMMONS

*Chief, Plan Administration Division*

JOHN A. MALONE

*Chief, Subdivision Administration*

IRMA RUTHER

*Secretary to Commission*

*Report designed by*

ROBERT SANDMEYER

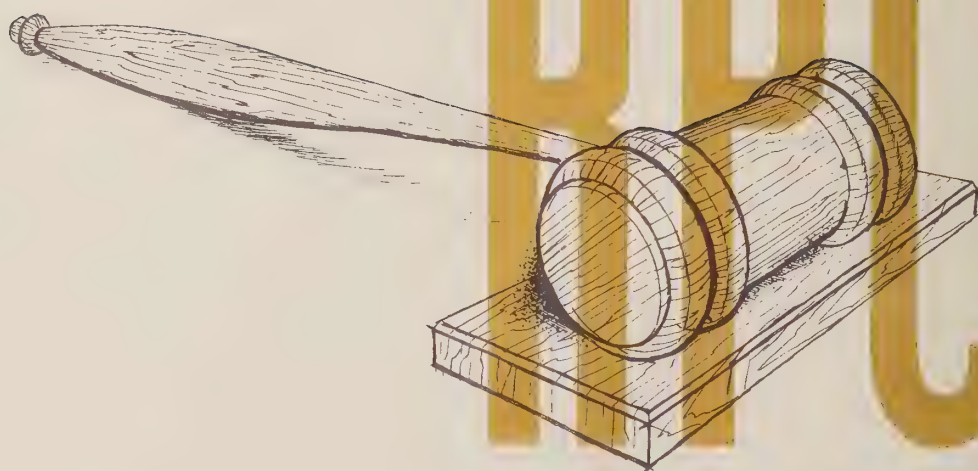
SAMUEL R. CLAWSON

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# ANNUAL REPORT

FISCAL YEAR • JULY 1, 1954 - JUNE 30, 1955

REGIONAL PLANNING COMMISSION  
SANTA MONICA COUNTY AND LOS ANGELES COUNTY REGIONAL PLANNING DISTRICT



Los Angeles, California  
October 25, 1955

Honorable Board of Supervisors  
County of Los Angeles

Gentlemen:

In compliance with Ordinance No. 4099 (N.S.) requiring reports of all departments, I am transmitting herewith the Annual Report of the Regional Planning Commission for the Los Angeles County Regional Planning District and County of Los Angeles, for the fiscal year ending June 30, 1955.

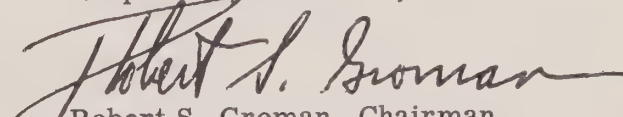
The increase in the population of the unincorporated area of the County and the continued urbanization of the rapidly diminishing agricultural areas has again resulted in increased planning activity for the Commission and staff. The work of reappraising the Land Use Plan by areas or regions throughout the County, begun last year, is continuing. Changes in zoning have already been brought about as a result of these studies, with substantial benefit to communities affected.

Your Commission has always been conscious of the necessity for coordination among the many interests in our communities whose cooperation is essential for the successful development of these communities. Your attention is invited to the review in this report of some of the procedures followed by the Commission and its staff which promote coordination.

In order to provide a more direct contact between the Commission and applicants for zone exceptions and permits, a change in the organization of the Zoning Board, which advises the Commission on these matters, was recommended to your Honorable Board by the Commission. The number of Commissioners on the Board was increased from one to two and the staff and departmental representatives reduced from two to one. This recommendation was adopted and became effective July 1, 1955. The new system, after a few weeks' operation, gives promise of providing outstanding service to the public. A more complete evaluation of the new Zoning Board will appear in the 1955-56 Annual Report of the Commission.

A copy of this report is also being filed with the State as required by Title 7, Chapter 1, of the Government Code.

Respectfully submitted,



Robert S. Groman, Chairman

## THE BOARD OF SUPERVISORS

JOHN ANSON FORD

CHAIRMAN  
THIRD DISTRICT

HERBERT C. LEGG

FIRST DISTRICT

KENNETH HAHN

SECOND DISTRICT

BURTON W. CHACE

FOURTH DISTRICT

ROBERT W. JESSUP

FIFTH DISTRICT

ARTHUR J. WILL

CHIEF ADMINISTRATIVE OFFICER

# *Annual Report*

1954 •

55

## THE REGIONAL PLANNING COMMISSION

ROBERT S. GROMAN  
CHAIRMAN

MRS. L. S. BACA

ARTHUR J. BAUM

HUGO M. BURGWALD\*

ROY N. CLAYTON

ZELL F. HARSHTON\*\*

JAMES M. STAFFORD

### OFFICERS

MILTON BREIVOGEL • DIRECTOR

EARL J. ESSE • CHIEF DEPUTY DIRECTOR

ROBERT S. ROPE EXECUTIVE ASSISTANT

IRMA RUTHER • COMMISSION SECRETARY

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MR. BURGWALD REPLACED MR. PHILLEO AUGUST 31, 1954

MR. HARSHTON REPLACED MR. YORK DECEMBER 28, 1954

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Los Angeles County has experienced a growth in its population of nearly one million persons in the past five years and is currently increasing at a rate approaching 200,000 persons per year. What would this County be like if we had not planned comprehensively and continuously guided this phenomenal growth?

The Regional Planning Commission, as one of several agencies responsible for the planning function in the County, has a primary responsibility for the unincorporated area, yet has an equally important responsibility for coordination with the 46 incorporated cities in the County. The always important function of coordination with other jurisdictions, with organizations, and with individuals has been stressed in the Commission's activities for the 1954-55 fiscal year.

This annual report of the activities of the Regional Planning Commission has been organized to show first the advances that were made during the year in preparing and revising major elements of the County Master Plan, and secondly, to show how these plans together with sound planning principles and policies have been employed by the Commission and staff in acting upon the day to day development problems which come before them.

The regional approach, emphasizing the need for reevaluation of land use on an area wide basis, which was begun last year has been continued and expanded during this fiscal year. One objective of these studies has been to develop a balanced land use plan which will insure adequate space for the decentralization of industry and commerce, thus bringing jobs closer to people and making shopping convenient to everyone.

While the growth of Los Angeles County has been and will continue to be tremendous and planning problems are difficult of solution, we have managed to keep ahead of development and have guided growth into orderly channels. We believe we are creating finer communities in which people live in a most wholesome environment.



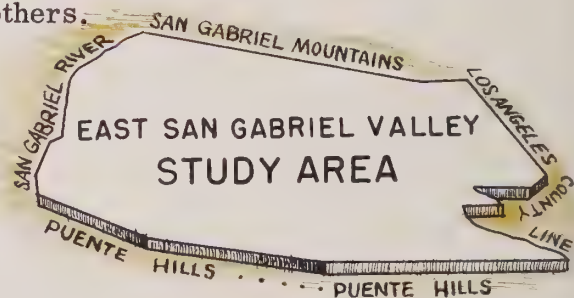
# REGIONAL STUDIES

The authority of The Regional Planning Commission and its staff to make planning studies on a county or area wide basis is of fundamental importance in the solution of many planning problems. Of added significance is the authority of the Commission and staff to coordinate various elements of plans and to encourage coordination among interested parties to the end that comprehensive plans for the county and major segments thereof are developed and put into effect.

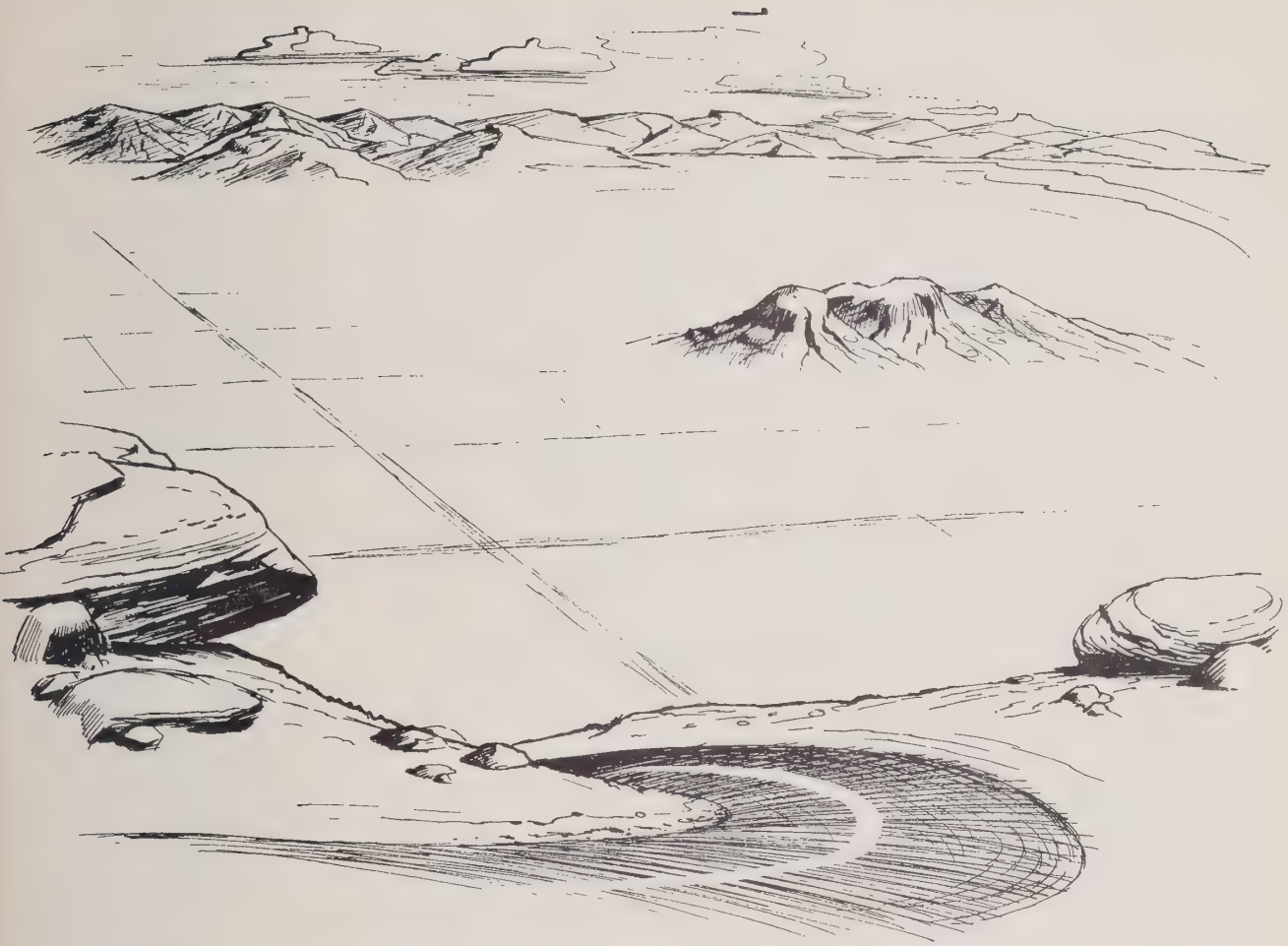
This chapter of the Annual Report is designed to show how various studies, prepared during the 1954 - 1955 fiscal year, have had regional significance and to show how the studies have been used to encourage coordinated development within the area each encompassed.

Studies made this year by various sections of the staff, contributed signif-

icantly to comprehensive planning for the Antelope Valley, East San Gabriel Valley and Southwest County. Other studies reviewed are county-wide in their application and indicate close coordination in planning between the Commission and the County Parks and Recreation Department, Air Pollution Control District, and others.



This chapter of the Annual Report is primarily a review of the activities of the Advance Planning Division of the Commission staff, though important segments of the work were performed by sections of the Plan Administration Division. Where the latter occurred it is so noted in the report.



## NORTH COUNTY ANTELOPE VALLEY

The mountain valleys lying northerly of the coastal plain and the Antelope Valley, together comprising in area more than one-half of Los Angeles County are being thrust more and more into the consciousness of the people and the officials of Los Angeles County. This is true because of the rapidly expanding and changing economy of the area, which is reflected in changing patterns of land use.

Changing patterns of land use have resulted in increased activity on the part of the Commission, principally in highway planning, subdivision control and zoning. These together form the framework for the further development of the North County Area and Antelope Valley in particular, as planned areas within the County.

This year, highway studies were completed which showed the need for expansion of the Master Plan of Highways to provide a system which will serve the North County more adequately, and amendments to the plan were approved by the Commission on February 8, 1955.

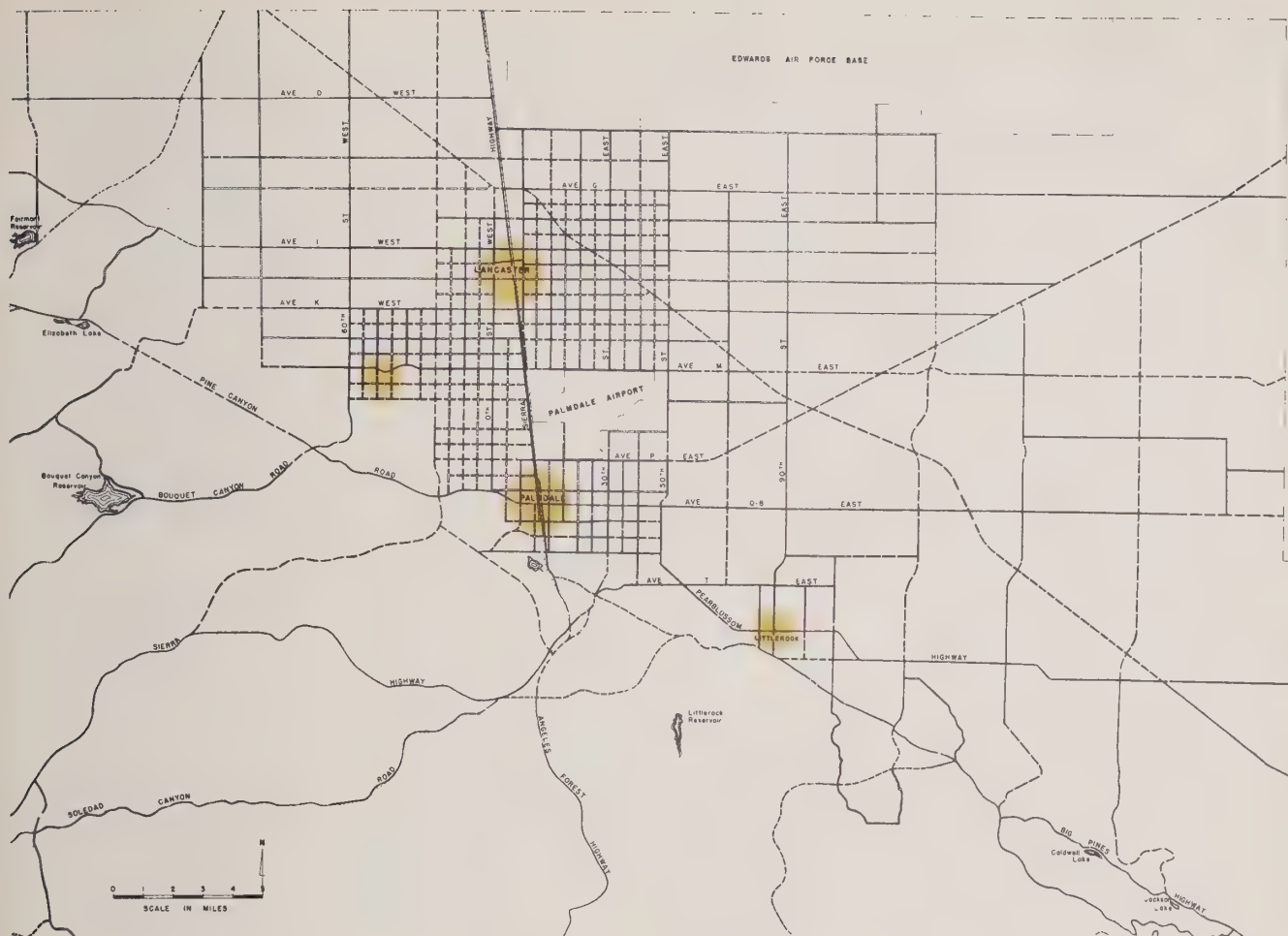
223 square miles of the Antelope Valley have been precisely zoned, this, for the most part within the last three years. 28 square miles of the total are in the Littlerock District, the ordinance for which was adopted by the Board of Supervisors on May 17, 1955. In addition, 40 square miles were studied for precise zoning during the year and are incorporated into the Leona Valley District adopted by ordinance of the Board of Supervisors July 12, 1955.

In view of the fact that land use planning in the form of zoning has not always been accepted in Antelope Valley, it is significant that discussion in the Little rock District centered around what zones and area requirements were applicable to the area, not whether zoning was necessary in the first instance. The farmers and ranchers, as well as those promoting urban uses were aware of the protection afforded them by properly applied zoning.

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The highway studies and adjustments which have been required to accommodate rapid residential and industrial development in the Antelope Valley, together with studies reassessing the highway needs of the entire Valley, were this last year brought together and incorporated into a major amendment to the master plan of highways for the Valley. This constituted in effect a complete revision of the plan. The amendment was adopted by the Regional Planning Commission on February 8, 1955 (subsequently adopted by the Board of Supervisors, August 4, 1955).

These revisions to the Master Plan resulted in a net increase of 144.1 miles of planned major highway and 308.5 miles of secondary highway.



## A HIGHWAY PLAN NORTH COUNTY

### MAJOR HIGHWAYS

Added to the Master Plan	171.3 Miles
Changed from Secondary to Major Highways on the Master Plan	40.4 "
Removed from the Master Plan	63.8 "
Changed from Major to Secondary Highways on Master Plan	3.8 "

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Net increase of Major Highways on the Master Plan of Highways	144.1 Miles
---	-------------

### SECONDARY HIGHWAYS

Added to the Master Plan	357.9 Miles
Changed from Major to Secondary Highways on the Master Plan	3.8 "
Removed from the Master Plan	12.8 "
Changed from Secondary to Major Highways on the Master Plan	40.4 "

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Net increase of Secondary Highways on the Master Plan	308.5 Miles
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Subdivision control has been exercised with increasing effectiveness as urbanization has expanded into the North County area. The filing of new tracts with the Commission continued at a high level and the new zoning and highway plans helped immeasurably in establishing proper guides to subdivision control.

## ZONING PROGRESS NORTH COUNTY

AREAS UNDER STUDY FOR PRECISE ZONING AS OF JUNE 30, 1955
  ZONED DISTRICTS ESTABLISHED BY ORDINANCE DURING THE FISCAL YEAR 1954-55
  AREAS ZONED AS OF JUNE 30, 1954



### NORTH COUNTY STATISTICAL AREA

Population June 30, 1955	50,674
Area in Square Miles	2,545.7
Total Area in Established Zoned Districts July 1, 1955	222.9
Area Under Study for Precise Zoning June 30, 1955	128.3
New Elementary District School Sites Approved during Fiscal Year	10

## EAST SAN GABRIEL VALLEY

The Regional Approach in the Annual Report of the Commission for the year 1953 - 54 and carried forward as a major theme of this report was initially conceived in response to the problems of the East San Gabriel Valley. Studies for the area, begun in the Spring of 1954, have been in large measure carried to completion. The Valley provides an example of the Regional Approach carried forward into the active development of an area. 3400 acres of land in unincorporated areas were added to the total of industrially zoned land. Many acres of land have been placed in commercial zones in locations properly related to present and planned residential communities. Minimum area requirements have been adjusted in accordance with consistent policies and planned density patterns. The highway plan has been modified to accommodate anticipated new traffic patterns, particularly those which will result from new industrial uses. The Commission has reviewed the numerous subdivision tract maps filed and has evaluated them in relation to the new patterns of land use.

All Divisions of the Commission contributed during the year to the coordinated planning efforts for the valley.



### STUDY AREA

#### Statistics

Population	June 30, 1954	190,154
	June 30, 1955	233,004

#### Area

205 Sq. Mi.

Number of new School Sites approved by the Commission during the fiscal year

23

Number of Subdivision Tract Maps filed

247

Number of New Lots filed

22,661

## PLANNED INDUSTRIAL AREA

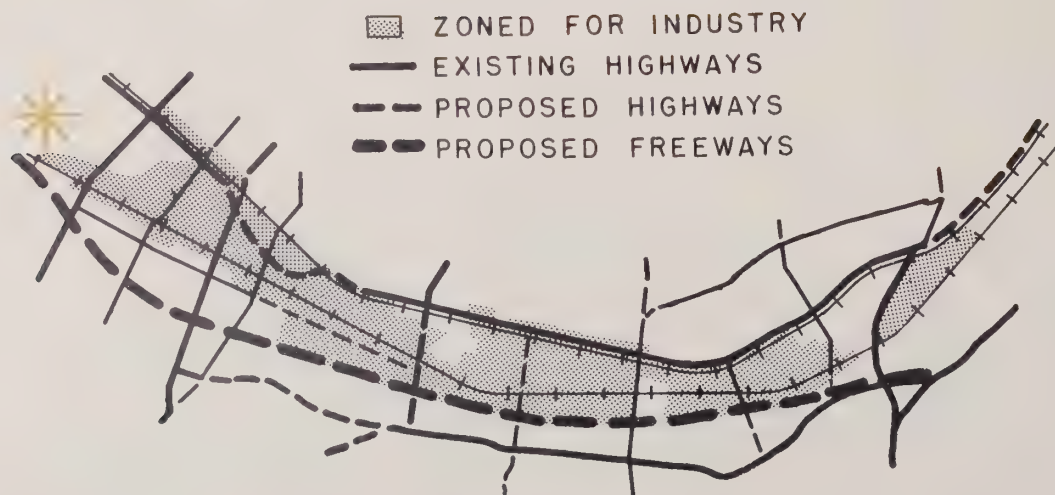
east san gabriel valley

■ ZONED FOR INDUSTRY



## PLANNED HIGHWAYS

serving this industrial area



*Highways* — Several adjustments were made and 2 miles of major and secondary highways were added to the Master Plan of Highways to accommodate the increased traffic load anticipated as a result of the new industrial zoning. The area-wide studies have also brought about other modifications of the highway plan.

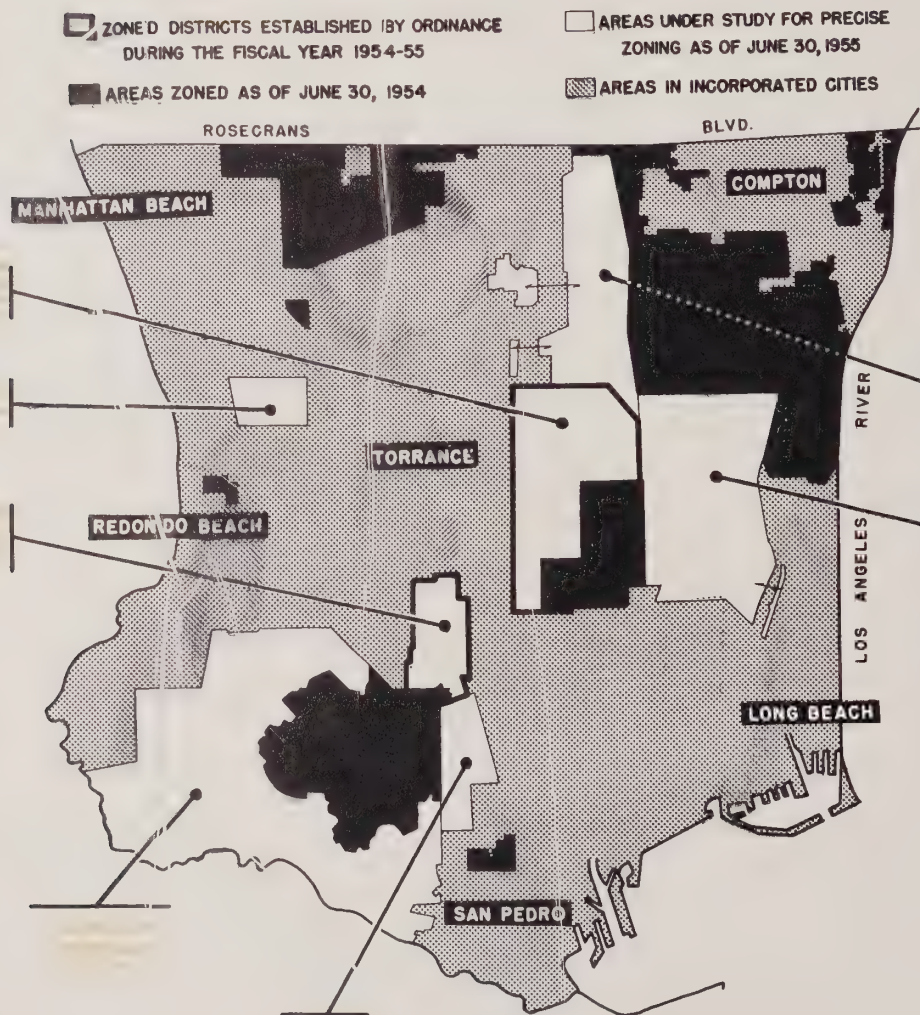
Industry - As a result of two change of zone actions initiated by the Commission, 3400 acres of land were placed in industrial ZONE CLASSIFICATIONS during the year. This brings the total industrially zoned land in the East San Gabriel Valley, as of July 1, 1955, to approximately 7800 acres. This is enough land to accommodate a population which it is estimated will approach 1,000,000 persons in the foreseeable future. Thus land has now been reserved to provide for the present and future industrial needs of the valley.



Commerce - Since the inception of the East San Gabriel Valley studies, it has been evident that many more acres of commercial zoning were being requested than would ever be used. The Commission recognized as their goal a planned pattern of commercial areas related to the needs of the population, and have acted on the basis of this goal in their deliberations on zone change requests coming before them. Of 34 cases in unincorporated areas on which processing has been completed since the spring of 1954, the Commission refused approval on 15 representing 305 acres of land and recommended 19 representing 195 acres. These 19 changes of zone were subsequently approved by the Board of Supervisors. Three of these were of a size and location which will encourage large community shopping centers and the remainder should result in substantial neighborhood centers. The actions and recommendations of the Commission were such as to discourage centers located less than one mile apart, or centers in areas which had not yet experienced substantial residential development.

Committees - The Director continued to meet with a committee representing the various incorporated cities in the Valley. Other Committees organized to promote industrial development in the Valley continued to function effectively.

# ZONING PROGRESS in unincorporated areas



## SOUTH WEST COUNTY

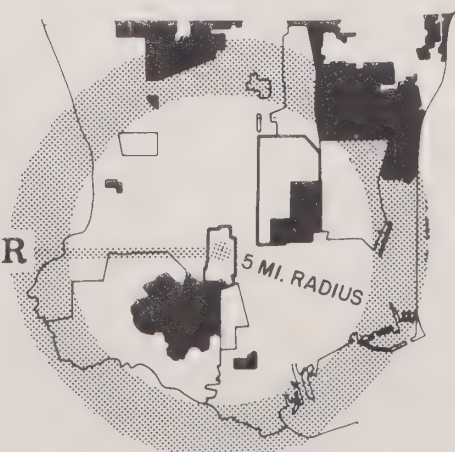
In dividing the metropolitan portion of Los Angeles County into planning study areas, the Southwest Area forms a natural planning area. Within the past year, the detail zoning program in this area has been practically completed. The Carson and Lomita Zoned Districts covering 6.6 square miles have been adopted by the Board of Supervisors. The Palos Verdes Peninsula, Harbor Heights and Victoria Zoned Districts with a total area of 19.6 square miles were awaiting final action by the Board of Supervisors. Only the Watson and Victor Districts remain and these had been heard by the Commission. With the completion of these all of the unincorporated portion of the Southwest Area will be under detail zoning.

In the zoning of each of these districts, consideration has been given to the land use pattern of the entire Southwest Area.

An administrative center approximately 4 acres in size, to be located in the unincorporated community of Lomita was recommended by the Regional Planning Commission on May 24, 1955, as a solution to the problem of providing certain county services to the unincorporated communities of Carson, Dominguez, Lomita, Lomita Pines, Miraleste, Rolling Hills and Palos Verdes. The center would include a branch office of the Building and Safety Division of the Department of the County Engineer, a County Branch Library and a local office of the Health Department and ultimately a County Sheriff Station. The Center would serve an area of 49 square miles with a potential population approaching 150,000 persons. It would fit into the established pattern of Administrative Service Areas and Centers previously recommended by the Commission.

## SOUTH WEST COUNTY

..... ADMINISTRATION CENTER





## A PLAN OF RIDING AND HIKING TRAILS

The varied topography and climate of Los Angeles County represent natural resources which in their potential for year around recreation have few equals in the metropolitan areas of the world. The creation of a County wide network of trails for riding or hiking will be another step in the realization of this potential. There presently exist in the County several systems of trails which if connected and supplemented under one over-all plan will provide a regional recreation facility of unique character and scope.

To establish an overall trail program, it is necessary to have a plan which is not limited in its objective by jurisdictional boundaries. A Master Plan of Riding and Hiking Trails is proposed which will be a general plan for a County-wide system encompassing approximately 700 miles of trail. A substantial part of this proposed system is currently existing in the various flood control rights-of-way, natural water courses, fire truck trails, Federal, State and City trails; therefore, the plan will act as a guide for the development of connecting links, and for procuring the necessary easements and permits to use existing trails.

The proposed trail system is coordinated with trail plans of the State, cities within Los Angeles County, adjacent counties, and the Federal Forest Service.

A trail generally should be a pathway with a minimum width of six feet and extending a minimum of six to twelve miles in length. Where easements are required these should have a minimum width of twelve feet. Trails should be leveled on the transverse axis and not exceed slopes of 12% gradient except in cases where steeper grades are the only practical solution. The objective of this requirement is to make all sections usable by both horse and man.

**LEGEND**

- RIDING AND HIKING TRAILS (existing and proposed)
- TRAILS STOP

**MINIMUM CONSTRUCTION STANDARDS**

trail width . . . . .	6 feet
trail right of way easements . . .	12 feet
trail stops (minimum area) . . .	1 acre

The map shows a network of trails across Southern California, including areas like Los Angeles, San Diego, and San Bernardino. Major cities and towns are labeled, along with various trails and stops. The map is oriented with North at the top.

17

## POPULATION RESEARCH

## Los Angeles County Population

Total, June 30, 1955	5,085,864
Increase June 30, 1954 - June 30, 1955	195,279
5 Year Increase April 1950 - April 1955	880,382
5 Year Percentage Increase	21.2%

The yearly population increase can more readily be comprehended when it is realized that the County gain during the fiscal year 1954-55 amounted to 195,279, which is equivalent to adding the combined cities of Pasadena and Santa Monica (195,038) to the County.

This unprecedented growth is continuing in a County which had a population of less than a million in 1920, or approximately the same as that in Cleveland, Ohio today. In the 30 intervening years from 1920 to 1950, the net natural increase (excess of births over deaths) combined with the tremendous effects of in-migration, expanded the population to a point where more persons were residing within this County's boundaries than in each of 39 states\* and exceeded the combined population of seven mountain states, (Arizona, Idaho, Montana, Nevada, New Mexico, Wyoming and Utah). \*\*



Los Angeles County population exceeded the combined population of the seven states indicated above.



The nine states shown above were the only ones having a greater population than Los Angeles County.

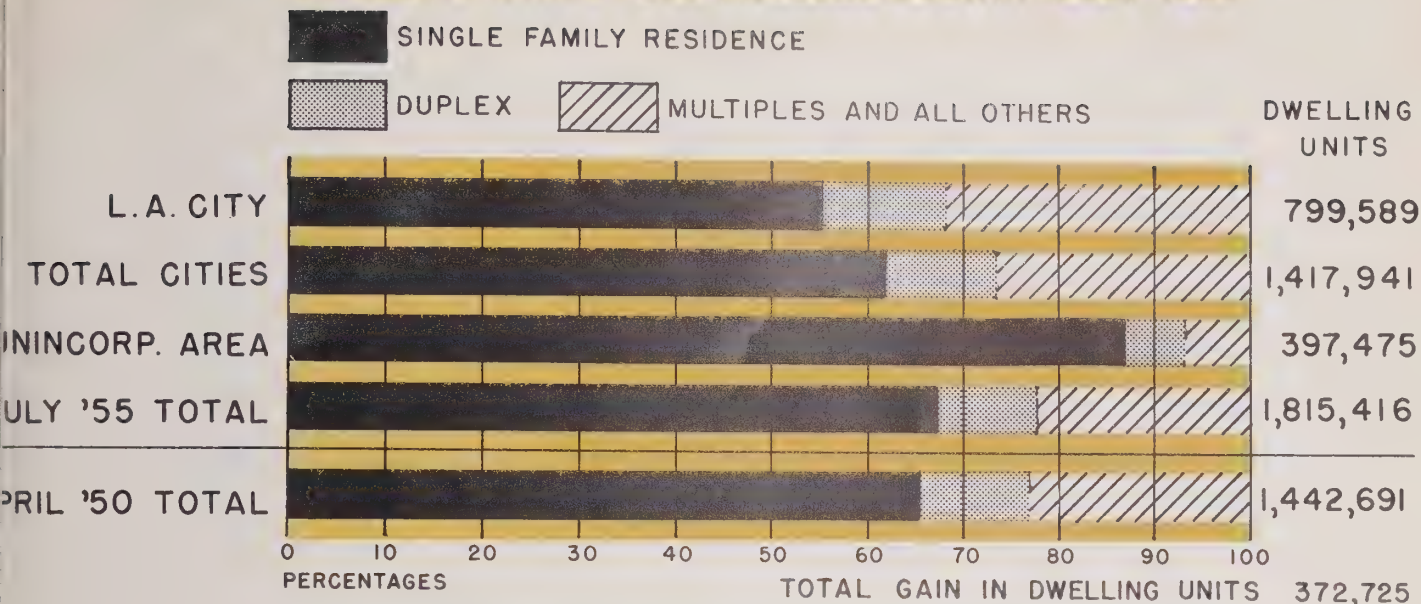
The aforementioned comparison is useful in emphasizing the responsibilities of the various County Departments, as well as other public and private agencies, which must provide the facilities to satisfy the economic, social, cultural and recreational needs for as many people as are being planned for by the governments of seven separate states.

The Population Research Section, a part of the Plan Administration Division, is primarily concerned with a tabulation of dwelling units and other pertinent information for use in preparing the "Population and Dwelling Unit" bulletin for publication quarterly. However, a substantial amount of related data is accumulated and made available to County Departments, other governmental agencies, private concerns and individuals.

\*All states except California, Illinois, Massachusetts, Michigan, New Jersey, New York, Ohio, Pennsylvania and Texas. Source: U. S. Bureau of Census.

\*\* U. S. Bureau of Census

## DWELLING UNITS - LOS ANGELES COUNTY - JULY 1955



Some special projects conducted during the year involved estimating the population of the five Supervisorial Districts, South Bay Judicial District, Culver City Municipal Court District, Antelope Judicial District, proposed Whittier Presbyterian Hospital Area, an area proposed for incorporation in the vicinity of Puente, and other areas for the Chief Administrative Officer, Health Department, Superintendent of Schools, County Engineer, Sheriff's Department and Office of Civil Defense.

A tabulation of dwelling units by types for the individual statistical areas was undertaken and completed during the period from April, 1950 to July, 1955. This revealed that of the 1,815,416 dwelling units in the County, 67.2% are single-family type, 10.39% are two-family structures, 21.85% are multiple and 0.55% are classified as others.

A total of 110 annexations were processed which included revision of boundaries on maps and the transfer of 4130 dwelling units from unincorporated areas into the respective cities.

Annexations to cities during the year caused the total area within cities to be increased from 777.993 square miles on July 1, 1954 to 781.873 square miles in June, 1955, a transfer of 3.88 square miles, or 2483 acres of land from unincorporated to incorporated status. In the 5-1/4 years from April, 1950 to June, 1955, the total area of cities increased by 30.91 square miles, or 19,782 acres, though incorporation and annexations and the unincorporated area was reduced by a corresponding amount.

The population density per gross acre was computed for each of the 46 incorporated cities as of April 1, 1955. By June, 1955, the combined cities had 77% of the County's population and 19% of the land area (781.873 sq. mi.), while the unincorporated area accounted for the remaining 81% of the land area (3301.337 sq. mi.), and 23% of the population or 1,77,496 persons.

During the year, building permits processed included 58,566 for the City of Los Angeles; 60,380 for the Unincorporated Area; 3,499 for the seven contract cities of Avalon, Azusa, Claremont, Glendora, Lakewood, La Verne and Palos Verdes Estates; and 456 monthly reports from the remaining cities.

## SPECIAL STUDIES

### PLANNING INFORMATION MAPS

The preparation of planning information sheets at a scale of 1500 feet to the inch to serve as background material for Regional studies such as those described in this report was carried forward this year. This series of maps supplements a series of maps at 600 feet to the inch on which basic planning data are posted. Both of these series of maps show school sites of all jurisdictions and large properties belonging to cities, the County, the State and Federal governments. Power lines, railroads and main sanitation trunk lines are shown. These basic planning maps are being prepared and maintained by the Mapping Section of the Advance Planning Division which is also responsible for special and record mapping required by the various divisions throughout the office.

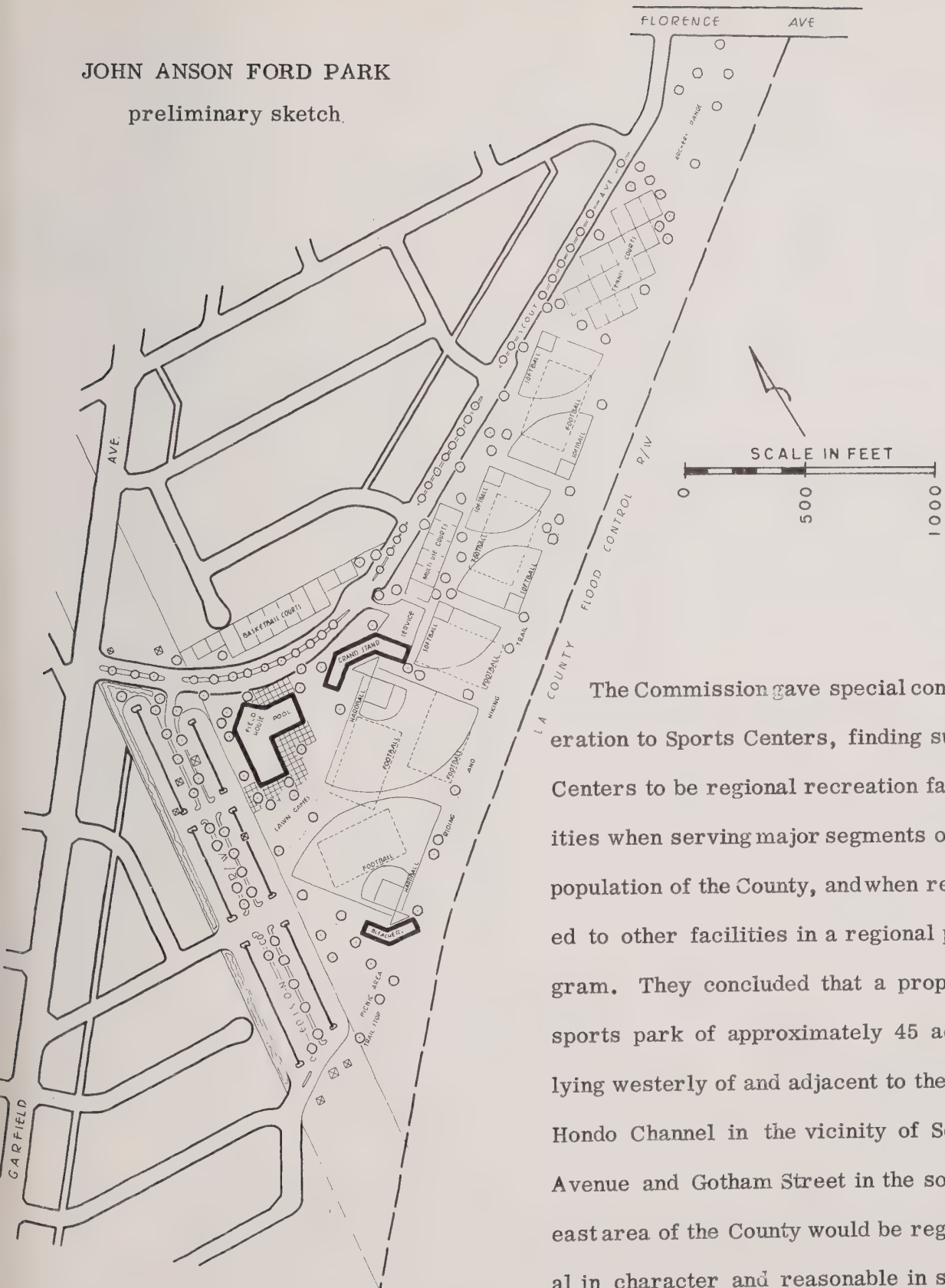
### MASTER PLAN OF PARKS

The Master Plan of Parks for Los Angeles County has been under study by the Advance Planning Division for several months. A study of regional parks was ordered by the Board of Supervisors on August 9, 1954, and of local parks on March 22, 1954. These studies should lead to proposals for significant revisions of the Master Plan in the 1955-56 fiscal year. In the interim period, the Commission has considered several specific park locations, two of which are described below.

#### PACIFIC BOWL

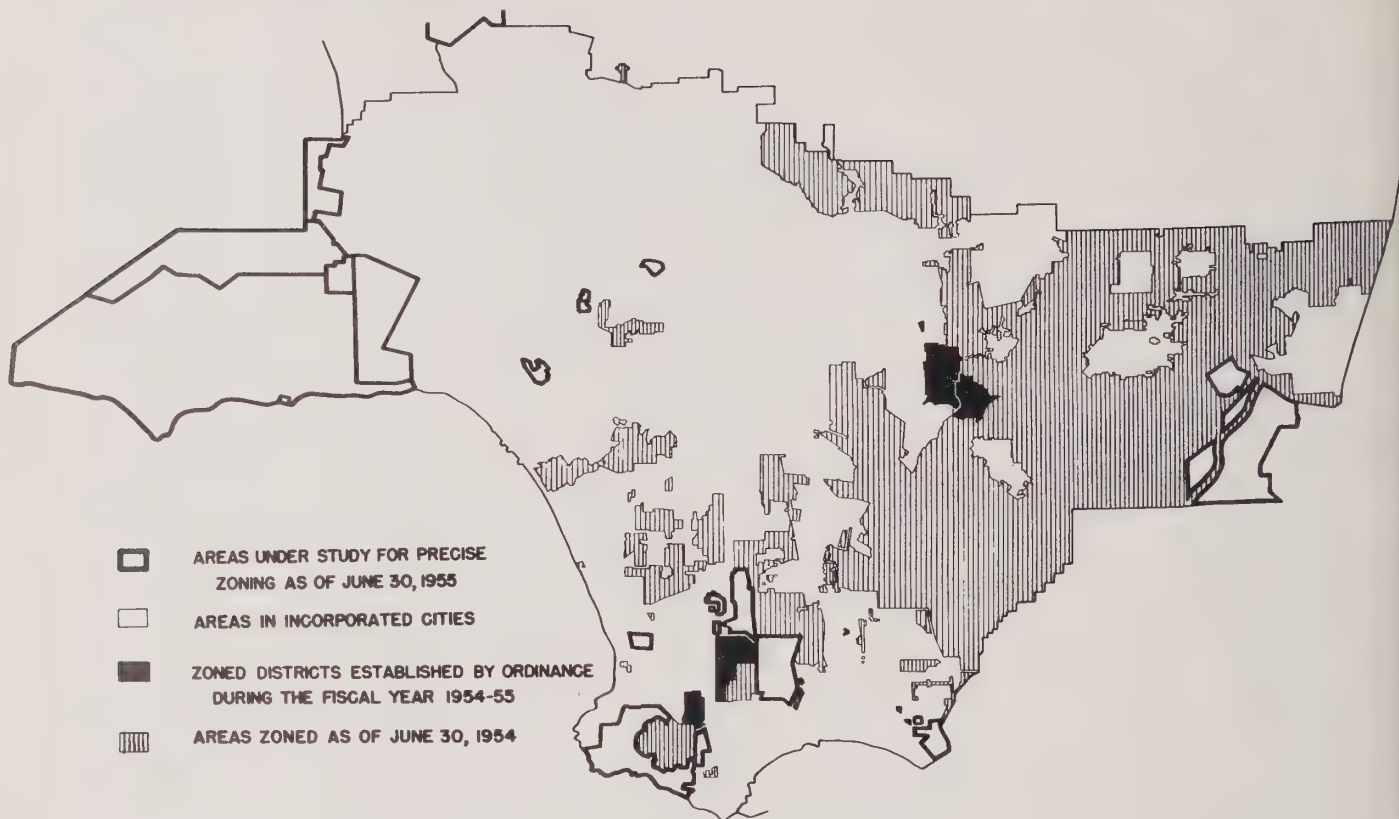
The Commission gave special consideration to cultural facilities, including amphitheaters, finding them to be regional recreation facilities when properly related in a regional program. They concluded that a proposal to establish a cultural center including an amphitheater with approximately 5000 seats on 47 acres of land lying northwesterly from the intersection of Palos Verdes Drive North and Western Avenue would be reasonable as to scope and proposed location.

JOHN ANSON FORD PARK  
preliminary sketch.



The Commission gave special consideration to Sports Centers, finding such Centers to be regional recreation facilities when serving major segments of the population of the County, and when related to other facilities in a regional program. They concluded that a proposed sports park of approximately 45 acres lying westerly of and adjacent to the Rio Hondo Channel in the vicinity of Scout Avenue and Gotham Street in the southeast area of the County would be regional in character and reasonable in scope and location.

## ZONING PROGRESS



## ZONED DISTRICTS ESTABLISHED BY ORDINANCE DURING THE FISCAL YEAR 1954-55

<u>District</u>	<u>Adopted</u>	<u>Sq. Mi.</u>
Carson	Sept. 7, 1954	4.4
Sand Canyon	Nov. 23, 1954	3.5
Lomita	Jan. 4, 1955	2.2
Littlerock	May 17, 1955	28.2
Whittier Narrows	May 31, 1955	3.9
	<b>TOTAL</b>	<b>42.2</b>

## AREAS UNDER STUDY FOR PRECISE ZONING JUNE 30, 1955

<u>Area</u>	<u>Sq. Mi.</u>	<u>Area</u>	<u>Sq. Mi.</u>
Agoura-Calabasas	27.4	Newhall	19.8
Agua Dulce	48.5	Old Topanga	2.6
Brea Canyon	9.7	Palos Verdes	13.5
Carbon Beach	*	Pico Add.	*
Chatsworth	5.2	Sawtelle	1.0
Diamond Bar	17.1	The Malibu	115.7
Franklin Canyon	.8	Topanga Canyon	19.1
Garvey Island	*	Universal City	.8
Harbor Heights	1.6	Victor	1.0
Lancaster Ext.	20.0	Victoria	4.5
Leona Valley	40.0	Watson	6.5
Los Alamitos	3.3	<b>TOTAL</b>	<b>358.2</b>

City of Lakewood

7.0

\*Less than one-tenth of a square mile

## TAX DELINQUENT LAND SALES

List of tax delinquent lands proposed for auction sale to the public by the County Tax Collector's Office were screened for possible use for governmental purposes before being offered for sale. This screening service was supplied by the County and State jurisdictions many dollars in land costs for planned acquisition programs. City parcels were in the lists reviewed this year.

## CITY OF LAKEWOOD

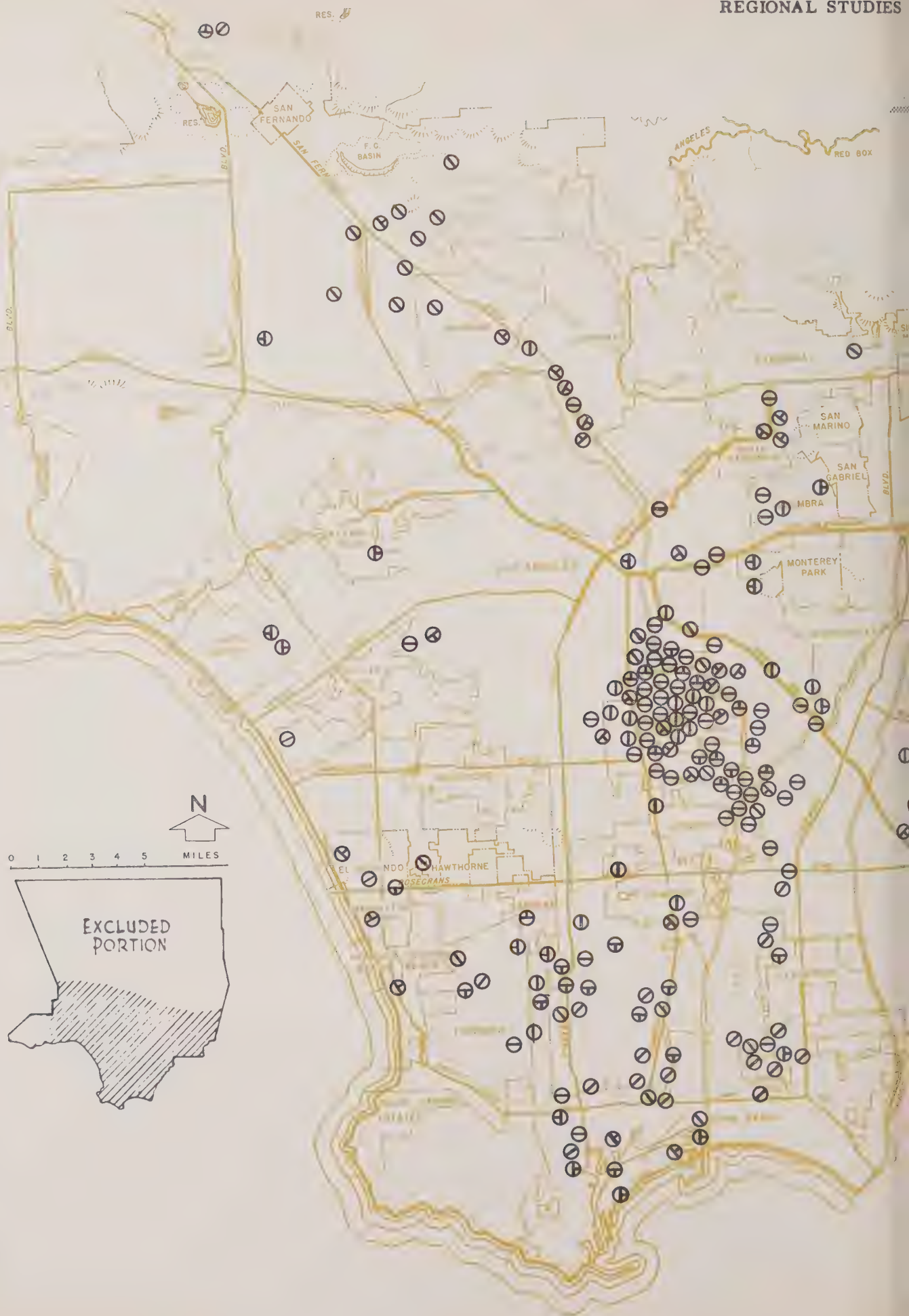
The City of Lakewood, incorporated April, 1954, with an estimated population of 51,777, is the first city to contract with a County to perform general services at cost.

After several conferences between City and County officials, the Board of Supervisors of the County of Los Angeles, on July 27, 1954, approved the recommendation of the Regional Planning Commission under date of July 20, 1954, relative to the request of the City of Lakewood for planning consultant and advising service and authorized the staff to perform the services requested.

County ordinances relating to Zoning, Subdivisions and Highways have been incorporated into the City ordinance by reference. Zone changes, exceptions, special permits, tentative subdivision tract maps, and changes in the highway plan are processed by the staff of the Regional Planning Commission and presented to the City Planning Commission, and City Council by a staff member.

The City has contracted with the County for the preparation of a zoning ordinance and zoning plan. Basic studies for these have been substantially completed by the Advance Planning Division.

During the first fiscal year 4 tentative subdivision maps have been processed, 11 zoning violation investigations have been made; 2 zone changes and 2 exceptions have been presented to the Lakewood City Planning Commission. Work on these items has been done by personnel in the Subdivision Administration and Plan Administration Division respectively.





LIAISON

## AIR POLLUTION CONTROL DISTRICT

On September 1, 1954, this function was created to assist in the coordination of activities of mutual interest to both Departments. Some of these activ-

ities are: preparation of basic studies on planning and zoning for the location of industry; the incorporation of adequate air pollution control requirements in current exceptions and permits approved by the Regional Planning Commission; and the securing of up to the minute information and recommendations on air pollution problems anticipated because of industrial zone change proposals.



## LOCATION OF INDUSTRIES

CAPABLE OF CONTRIBUTING TO AIR POLLUTION

### LEGEND

- |                                |                              |
|--------------------------------|------------------------------|
| ⊕ MUNICIPAL INCINERATORS       | ⊖ GRAY IRON FOUNDRIES        |
| ⊕ BRICK MANUFACTURING YARDS    | ⊕ STEEL MELTING FOUNDRIES    |
| ⊗ ASPHALT SATURATING PLANTS    | ⊗ PETROLEUM REFINERIES       |
| ⊗ PERLITE & VERMICULITE PLANTS | ⊗ HOT ASPHALT PAVING PLANTS  |
| ⊗ STEAM ELECTRIC PLANTS        | ⊕ PETRO-CHEMICAL PLANTS      |
| ⊗ FRIT MANUFACTURING PLANTS    | ⊕ GLASS MANUFACTURING PLANTS |

\*Source: Air Pollution Control District

# INTRODUCTION

# ADMINISTERING

# THE PLAN

Private citizens, corporations, and governmental jurisdictions each year initiate numerous individual development projects, each of which is proposed to become a part of the physical environment of some community within the county. Many of these projects, primarily those within unincorporated territory, must come before the Commission or its staff for review. Decisions on these matters constitute the bulk of the work of the Commission. These decisions are guided by established policies of the Commission and by general and precise plans, some of which were reviewed in the preceding chapter of this report. In a rapidly expanding area, the week-to-week decisions of the Commission have a profound influence in establishing the physical pattern of land use development and of public services.

Changes of zone establish new precise boundaries for various classifications of permitted uses of property (zones). Exceptions and permits, approved under the zoning ordinance, provide for necessary modification of basic zone classifications for specific properties. Locations of highway rights of way, schools and other public uses, are determined by Commission recommendations on proposals for acquisition and use of public properties.

This chapter of the Annual Report is primarily a review of the functions of the Plan Administration Division.

Certain activities such as school district studies and zone changes affecting large areas, though normally classified as activities of the Plan Administration Division, may be assigned to the Advance Planning Division when they constitute, in effect, a major change in one or more elements of the master plan for a given area.

## INTERVIEWS AND INFORMATION

The Zoning Petitions and Information Section performs the centralized departmental function of serving as the primary source of public information concerning planning and zoning regulations and procedure. This section is spending more and more time with citizens needing information from the office of the Commission. Not only has there been an increase in the number of inquiries dealt with, but these inquiries and answers to them are growing in complexity.

The Section's work is divided into two functional units: Zoning Information Center and Zoning Counseling.

### ZONING INFORMATION CENTER

The four employees in the Zoning Information Center furnish zoning information to the interested public and governmental agencies.



The section answered more than 33,000 verbal inquiries and 36,000 telephone inquiries during the fiscal year, an increase of 40.8% and 44.5%, respectively, over the previous year.

3701 business license applications and 970 outdoor advertising structure locations were checked for conformance to zoning regulations. The off-street parking lot layout for 62 dance license applications were checked and approved. 605 written requests for zoning information were received and answered.

The Zoning Ordinance requires the filing of plot plans for certain types of proposed property divisions, setback modifications and certain other uses. 489 plot plans were processed during the year. This represents a 49.5% increase over the previous year's total and is largely a result of the more frequent division of large agricultural lots into several building sites in the suburban areas.

### ZONING COUNSELORS

The Zoning Counselors have the task of helping the applicant in analyzing and evaluating potential case filings. The two Counselors conducted 3,373 interviews during the fiscal year, 15.1% more than in the previous year. 405 application forms were issued for zone changes and 941 for zone exceptions and special use permits. These figures represent an increase of 43.5% and 41.3%, respectively, over 1953-54. During the year, a total of 219 completed applications for zone changes and 463 zone exceptions and special use permits were accepted for filing and assigned to the proper sections for processing. The percentage increase for these filings were 38.0 and 28.6, respectively.

## ZONE CHANGES

The Zone Changes Section during the past year, in keeping pace with the rapid development taking place within Los Angeles County, processed 237 requests for various changes of zone. This total represents an increase of approximately 40 per cent over the number of cases processed during the previous year. The major reason for this great increase in workload is the expanding residential development into agricultural areas which, when they were zoned, did not provide for the varied uses needed for complete urbanization.

The Regional Planning Commission, in considering changes of zones has been guided by well considered policies and by general and precise plans applicable to the areas under consideration. A policy of higher lot area requirements for lands to be subdivided was of particular significance this fiscal year in connection with the transition from agriculture to urban development. This is in contrast to the requirements in effect generally during the immediate post war years. Most applicants filing for minimum area requirements accept the findings and recommendations of the Commission for higher minimum area standards. Many areas previously zoned for agricultural use are particularly suitable for reduction of lot areas to accommodate residence sites requiring 7500, 10,000 and larger square foot lots or parcels.

### NATURE OF ZONE CHANGE REQUESTS CONSIDERED BY THE COMMISSION 1954-55

Single-Family Residential	28
Multiple Residential	20
Agricultural	2
Commercial	102
Industrial	67
Less Restrictive Lot Areas	16
More Restrictive Lot Areas	2
<hr/> TOTAL	<hr/> 237

A larger percentage of zone change requests filed this year were applications for commercial zone classifications. This increase is understandable, in that previously builders and land developers were primarily concerned with supplying much needed housing. The housing situation though far from being adequate, is no longer critical. Therefore, more effort is being extended to meet the commercial needs of the many new communities, a phase of development which lagged during early post-war years. Many previously planned centers have been enlarged or their boundaries adjusted to permit desired results. Such adjustments, along with the filing for complete new centers, many of which are portions of large acreages proposed for subdivision development, account for the increase in the number of filings for additional commercial zoning.

Industrial expansion is also reaching higher levels, and accounts for a large number of case filings.

Industrial decentralization is extremely important to the region in that it permits many people to live closer to their place of employment. This, in turn, provides some relief to traffic congestion caused by the expanding population and the increasing number of vehicles on the road. Many industries are outgrowing their present sites and, therefore, are required to move. In selecting a new site, they are making every effort to obtain large tracts of land so as to provide for future growth. The unincorporated County area offers much of the large acreage required for sites for this industrial relocation movement.

In the past year, the Commission has successfully established the policy of requiring of applicants for industrial, commercial, and multiple residence zones that they deed needed highway widening in accordance with the Master Plan of Highways. Such uses, in the opinion of the Commission, create additional traffic. The required widening was found to be justifiably in that these properties are otherwise not suitable for such use or uses unless adequate and safe access is provided. Most applicants recognize the need for proper access for the proposed development of their sites and agree to such conditions. This policy provides much needed highway widening at locations which otherwise would become critical points of traffic congestion.

Another requirement of the Commission applied to zone change cases during the past year was to impose conditions limiting and regulating access from highways to sites. This was done by requiring that certain access rights from highways to private properties be deeded to the County of Los Angeles and also by requiring that petitioners submit plans showing how traffic is to be channeled to and from areas recommended for commercial use so as to provide for complete safety for both those using the site and those traveling through the areas on the adjacent highways.

Other requirements such as those for walls, screen planting, and off-street parking have been prescribed as prerequisites for final approval of changes of zone.

In conclusion, the Commission's policy of higher standards as applied to the current year's cases will result in better communities. That the policies of the Commission have been generally accepted by the public is indicated by the fact that very few cases are returned to the Commission by the Board of Supervisors for further study.

## EXCEPTIONS & PERMITS

Applications for Exceptions, Special Permits, Rock Quarry and Explosive Permits as provided for in the County Zoning Ordinance are processed by the personnel of the Exceptions and Permits Section, and presented to the Zoning Board and the Planning Commission. Public Hearings are held to receive testimony on applications. In most cases they are heard before the Zoning Board which sits as an advisory body to the Commission. In certain cases, usually those involving hog ranches, slaughter houses, airports, and cemeteries, the Commission itself holds hearings.

Although some of the applications were granted as requested, many of the cases were recommended to the Planning Commission with conditions requesting the operation of the use and development of the site. Many of these conditions were more restrictive than those which would be required by the Zoning Ordinance if the use were in the proper zone; for example, the offstreet parking specified for uses locating in a residential area were generally twice that normally required by the Ordinance. Furthermore, similar to the practice followed when reviewing subdivisions, street widening and improvements were required when the requested use encouraged additional automobile and pedestrian traffic to the site. Additional conditions have established requirements for hours of operation, time limit as to cessation of use, yard setbacks, landscaping, sound-proofing, fencing, dust and fire prevention.

To better inform the public of scheduled public hearings, notices are now sent by first-class mail whereas prior notices were on postal cards. Since most cities are vitally concerned with uses adjacent to the city limits, notices are sent to the City Planning Commissions whenever cases are located nearby.

## EXCEPTION & PERMIT PROCEDURE

### HEARING BEFORE ZONING BOARD



The applicant is advised as to merits of the case and is given application and instruction sheets at Petitions and Information Section.



Upon completion of maps and property owner's list, the applicant files application and pays filing fees.



The applicant presents his case at a public hearing before the zoning board.

D

The Regional Planning Commission reviews the zoning board's decision upon the request of the public hearing and the recommendation of the zoning board.

The Regional Planning Commission decision is FINAL unless appealed . . . IF APPEALED.

E

The applicant or protestant files an appeal with the clerk of the Board of Supervisors.

F

The Board of Supervisors makes its decision which completes the proceedings.



## PUBLIC ACQUISITIONS AND SCHOOL SITES

Altogether, 323 public land acquisitions, excluding school sites, were approved by the Regional Planning Commission during the year. This compares with 290 for the previous year, an increase of 11 per cent. 260 highway acquisitions were approved, approximately the same number as last year. Flood control rights of way, drainage easements and fire station sites accounted for the major increase in public land acquisitions.

### PUBLIC LAND ACQUISITIONS APPROVED BY THE REGIONAL PLANNING COMMISSION, EXCLUDING SCHOOL SITES:

Highways	260	Branch County Building Sites	2
Flood Control Rights of Way	16	Administrative Centers	1
Road Departments Yards	8	Sheriff's Facility	1
Road Department Detention Camps	1	Honor Farm Addition	1
Park Sites	3	County Animal Shelter	1
Riding and Hiking Trails	2	Sanitation Treatment Site	2
Fire Station Sites	3	Sewer Maintenance Yard	1
Libraries	2	Drainage Easements	14
Public Parking Lots	2	Slope Easements	1
Access Rights	2	Total	323

### SCHOOL SITES

The number of school site acquisitions processed increased by 14 per cent, 82 being processed this year as compared to 72 last year. The Regional Planning Commission approved 77 of these. Of the number approved, 27 were additions to existing sites, one was for a district headquarters and warehouse, one was a change in boundary of a site, and 48 were for new schools. The new sites were classified as follows: 41 elementary school sites; 4 intermediate school sites; 3 senior high school sites.

Reflecting the rapid growth of the East San Gabriel Valley, 23 of the new school sites were in that area as follows: 18 elementary schools, 3 intermediate schools and 2 senior high school sites.

The southeast area of the County represented an increase of 12 school sites: 11 elementary and 1 intermediate; the Antelope Valley had 10 elementary school sites approved and the west San Gabriel Valley Area, 2 elementary and one senior high school site.

Sites were submitted for approval by 36 school districts.

A thorough investigation was undertaken of each proposed site. Reports from the Storm Drain Division and Sanitation Division of the County Engineer's Office, the County Road Department, Flood Control District and County Health Department, aided in determining whether sites were suitable for schools.

## HIGHWAYS

Thirty-three amendments to the Master Plan of Highways were presented to and approved by the Regional Planning Commission during the fiscal year 1954-55. One of these, involving the important Puente Valley and Whittier Narrows area, was adopted by the Board of Supervisors. The remaining thirty-two had not been acted upon by the Board of Supervisors as of June 30, 1955.

The re-zoning of large acreages of Puente Valley for industrial purposes were accompanied by studies which resulted in amendments to the highway plan which broadened the plan in order to accommodate the anticipated influx of industry in that area. A major amendment to the highway plan affecting the Antelope Valley was approved by the Commission.

The net increase in the mileage shown on the Master Plans of Highways and Freeways as approved by the Commission was 30.4 miles of Freeways, 122.6 miles of major Highways and 303.8 miles of secondary Highways. In the Antelope Valley the net increase was 144.1 miles of Major Highways and 308.5 miles of Secondary Highways.

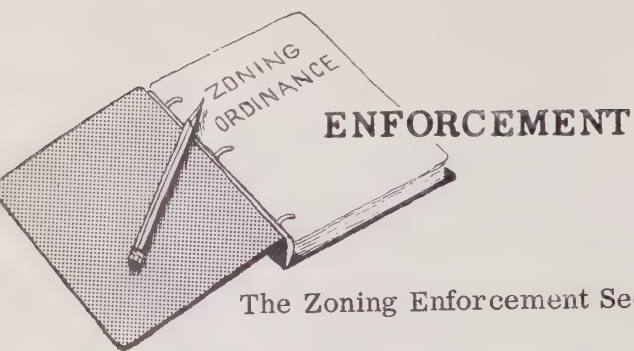
The Interdepartmental Engineering Committee met 34 times during the year, discussing 85 separate items concerning the Master Plan of Highways.

### CHANGES IN THE MASTER PLAN OF HIGHWAYS APPROVED BY THE REGIONAL PLANNING COMMISSION ARE SUMMARIZED BELOW

Miles of freeways added	25.3
Miles of major highways added	205.3
Miles of secondary highways added	380.1
Miles of major highways changed to freeways	11.6
Miles of secondary highways changed to freeways	1.2
Miles of freeways changed to major highways	3.2
Miles of secondary highways changed to major highways	45.4
Miles of major highways changed to secondary highways	10.7
Miles of freeways removed	4.5
Miles of major highways removed	109.0
Miles of secondary highways removed	40.4

### VACATIONS OF STREETS AND HIGHWAYS

Investigations into the questionable need of a number of streets and alleys for the efficient flow of traffic were also made. Proposed for vacation were 63 streets and alleys, of which the Regional Planning Commission recommended vacation of 58. Other vacations approved were: 3 drainage easements, 2 storm drain easements, 1 riding and hiking trail and 1 right of street access.



The Zoning Enforcement Section performs a variety of inspection functions to enforce the County Zoning Ordinance.

During the past fiscal year 1191 complaints of suspected violations were received from the public and other agencies of the county and state government, each requiring the opening of a separate case file. They were scattered over more than 3952 square miles of unincorporated County territory and one incorporated community serviced under contract by Los Angeles County.

Another type of inspection consists of checking the Exception and Special Permit cases for compliance with conditions and restrictions imposed at the time of approval by the Regional Planning Commission. Exception and Special Permit cases denied by the Regional Planning Commission require inspection at the site to determine if the use requested has been illegally established.

Many approvals for oil well drilling require faithful performance bonds to insure compliance. Inspections are made to determine compliance with the standard restrictions and such special conditions as are imposed by the Regional Planning Commission. Before such bonds can be exonerated, a thorough inspection of the premises is made to see that all special conditions have been met and that the ground has been " . . . restored as nearly as practicable to its original condition."

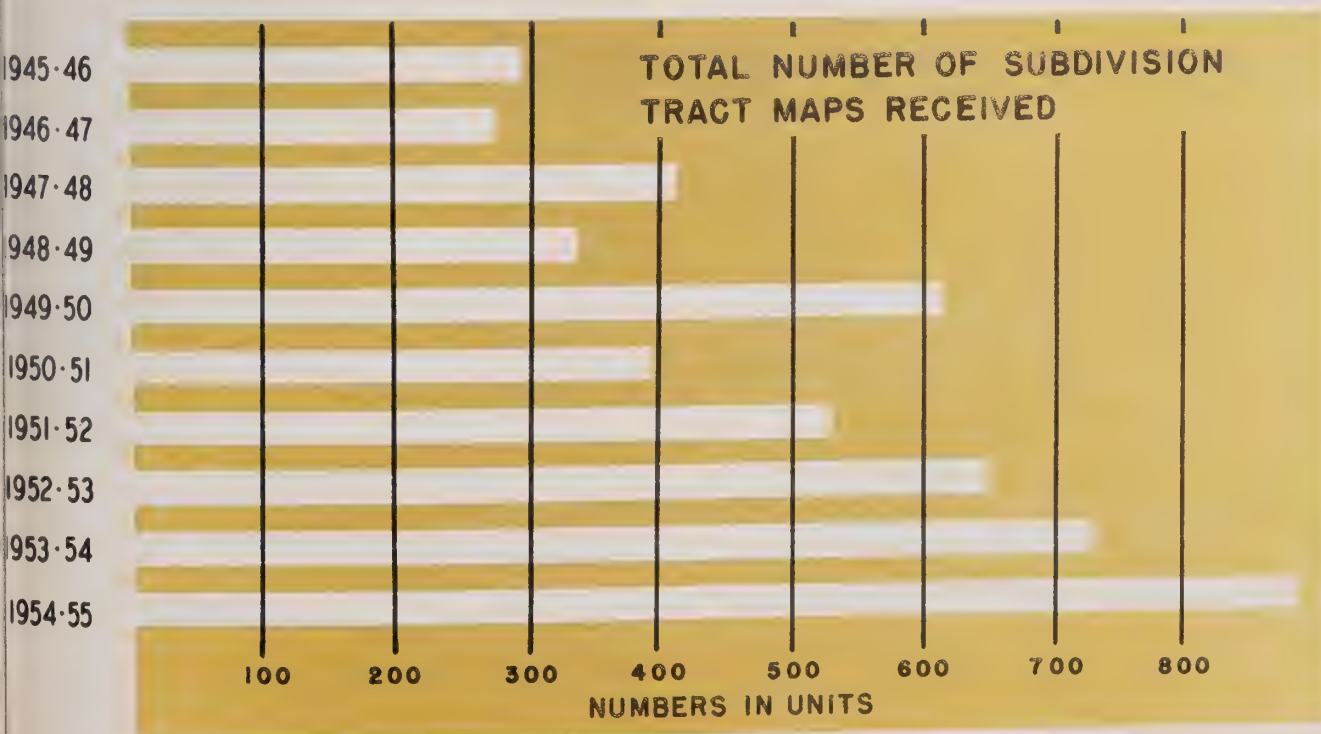
Outdoor advertising signs, (for which permits are issued by the State Division of Highways, Outdoor Advertising Section,) are inspected and ordered removed when found in zones where such signs are not permitted.

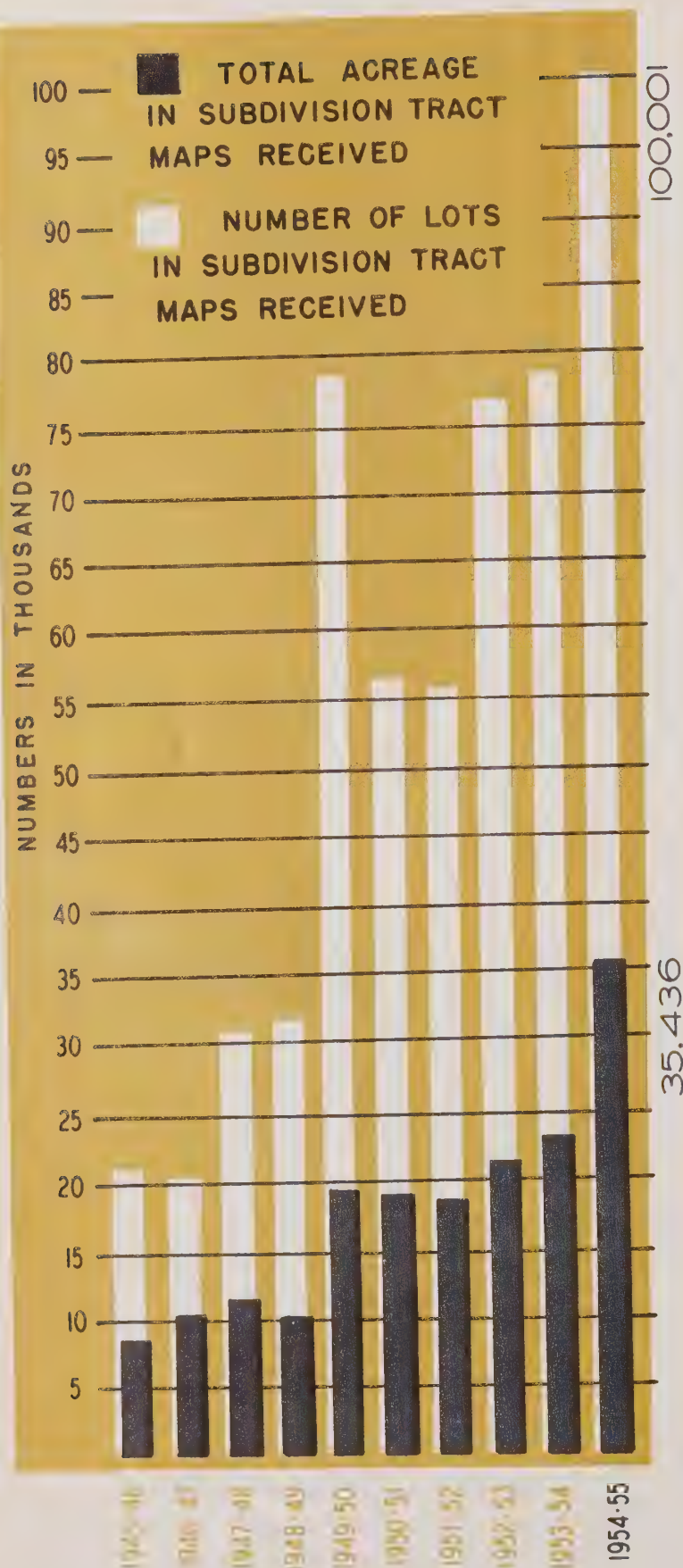
Inspections are made of uses requiring business licenses, which are located in zones not permitting such uses, to determine whether or not they have a legal non-conforming right.

## INTRODUCTION

# SUBDIVISIONS

The pattern of streets and lots imposed upon a community as the result of the development of a recorded subdivision tract map or filed record of survey map has a permanence equal to any development which man may place on the land. A year of record subdivision activity in Los Angeles County emphasizes the significance to the County of a continuous and consistent planning program encouraging good design and the proper integration of tracts into the physical plan of the community. Maps showing more acres of land and more building lots, in unincorporated portions of the county than ever before were reviewed by the Regional Planning Commission. Coordinated planning has been the goal of the Commission.





### RECORD ACTIVITY

More tentative tract maps, representing more acres of land (35,436) and more building lots (100,001), were received by the Commission than in any previous fiscal year. This record number of tracts represented a 36% increase in the number of items on the Subdivision Committee agendas over the last fiscal year. The 1952-53 period was the first during which there were two committee meetings a week. By the end of the 1954-55 fiscal year three meetings were regularly held to handle the record volume of work. Recommendations on as many as 42 tracts in one week were presented by the Committees to the Commission for approval.

Location of Subdivision activity in the County areas was widespread. No one area dominated the picture as was the case in the previous record year for lots (78,178 in 1949-50) when the vast Montana Ranch holdings became Lakewood Park, or the 1951-52 period when over half the number of maps submitted were located in Antelope Valley. Marked increases in subdivision activity were noted in many areas, particularly the Palos Verdes Hills and in Puente and other East San Gabriel Valley areas. There was a very noted increase in the number of subdivisions located in hilly and mountainous areas throughout the County. This indicates a trend that will continue since the level areas of the County are rapidly becoming subdivided.

The Subdivision Ordinance of the County of Los Angeles provides for a unique and highly successful method of coordinating the activities of the various County Departments and other agencies concerned with the approval of tentative maps of subdivisions -- the Los Angeles County Subdivision Committee. The Committee acts in an advisory capacity to the Regional Planning Commission, formulating recommendations for presentation to the Commission on each of the tentative tracts submitted for approval. Members of the Committee consist of the representatives of the Director of Planning, acting as Chairman; the Road Commissioner; the County Engineer, Storm Drain Division, Sanitation Division, and Mapping Division; the Chief Engineer of the Los Angeles County Flood Control District; the Director of the Department of Parks and Recreation; and the Health Officer.

Among the more important factors considered by this highly integrated coordinating body in reviewing proposed subdivisions are local and area drainage problems, precise alignment of highways appearing on the Master Plan, adjacent neighborhood and regional shopping centers, and designs for neighborhoods including school sites. In short, the relationship of all known plans for the physical development of the community to each subdivision are reviewed.

The processing of subdivision tract maps is accomplished in the Subdivision Administration Division.

#### HIGHWAYS -

The Commission continued its effort to provide safer and more efficient highways. The number of subdivision entrance streets to highways were limited by design so as to maintain a spacing of not less than 1/4 mile between intersections. 710 acres of land were approved for dedication for highway opening and widening in new subdivisions to eliminate direct driveway access to major and secondary highways; designs provided for 78 miles of service roads, 26 miles of side-on cul-de-sacs, 15 miles of back-up, and 3 miles of alleys. The highway rights of ways above referred to were exclusive of over 500 miles of local streets approved as part of the subdivision designs.

## FLOOD CONTROL CHANNELS -

Many natural drainage courses, traversing sparsely populated areas, have suddenly become potential flood hazards to the hundreds of residential lots which are replacing citrus groves and cultivated fields. In each case it was necessary for the Committee to establish a precise alignment for an improved and fenced channel to replace the natural drainage course. In most cases, the design of the entire tract was based on the alignment of the drainage channel.

## SIDEWALKS -

The culmination of several years of effort on the part of school district representatives, PTA groups, and other interested civic organizations, combined with the cooperation of the building industry, represented by the Subdivision Advisory Committee to the Board of Supervisors, and the Regional Planning Commission whose staff members participated actively in numerous meetings, was the Board Order of December 21, 1954, adopting the recommendation of the Regional Planning Commission setting forth a policy requiring sidewalks along many streets in new subdivisions. The Regional Planning Commission required, during the latter part of the fiscal year, 154 miles of sidewalks to be constructed as a condition of approval of tentative maps.

## SCHOOL SITES -

By design, 53 areas (which may be used for future school sites) were incorporated into the plans of subdivisions approved by the Commission. The determination of the size, location and design of these sites presented a problem which took up many hours of the Subdivision Committee's time. Access to the sites from adequate local streets often constituted the first element around which the tract design revolved. Staff technicians conferred with members of the school districts, as well as the subdividers, so that acceptable plans for tracts could be drawn.

## INTRODUCTION

# ORGANIZATION AND BUDGET

The Regional Planning Commission consists of seven members who are appointed for four year terms by the Board of Supervisors. The Commission acts in an advisory capacity to the Board in matters pertaining to the physical development of Los Angeles County as authorized by the State Conservation and Planning Law and the County Zoning Ordinance. In addition, the Commission formulates planning policies, conducts public hearings on zoning matters, administers the Subdivision and Zoning Ordinances, and coordinates the County's highway projects, and the street naming program.

The department staff of the Regional Planning Commission is headed by the Director of Planning and his Chief Deputy. The Director is responsible to the Commission for direction of the administrative, planning, enforcement, fiscal, and personal operations of the department and he executes the orders of the Board of Supervisors and the Regional Planning Commission. He advises the Commission on the technical matters such as the comprehensive long term master plan for the physical development of the County and the coordination of the various planning efforts of the incorporated communities in the County. The Chief Deputy Director, in addition to assisting the Director, assumes the duties of the Director during the latter's absence.

The Administrative Services Section, under the direction of the Executive Assistant, handles such items as publicity and public relations, budget preparation and

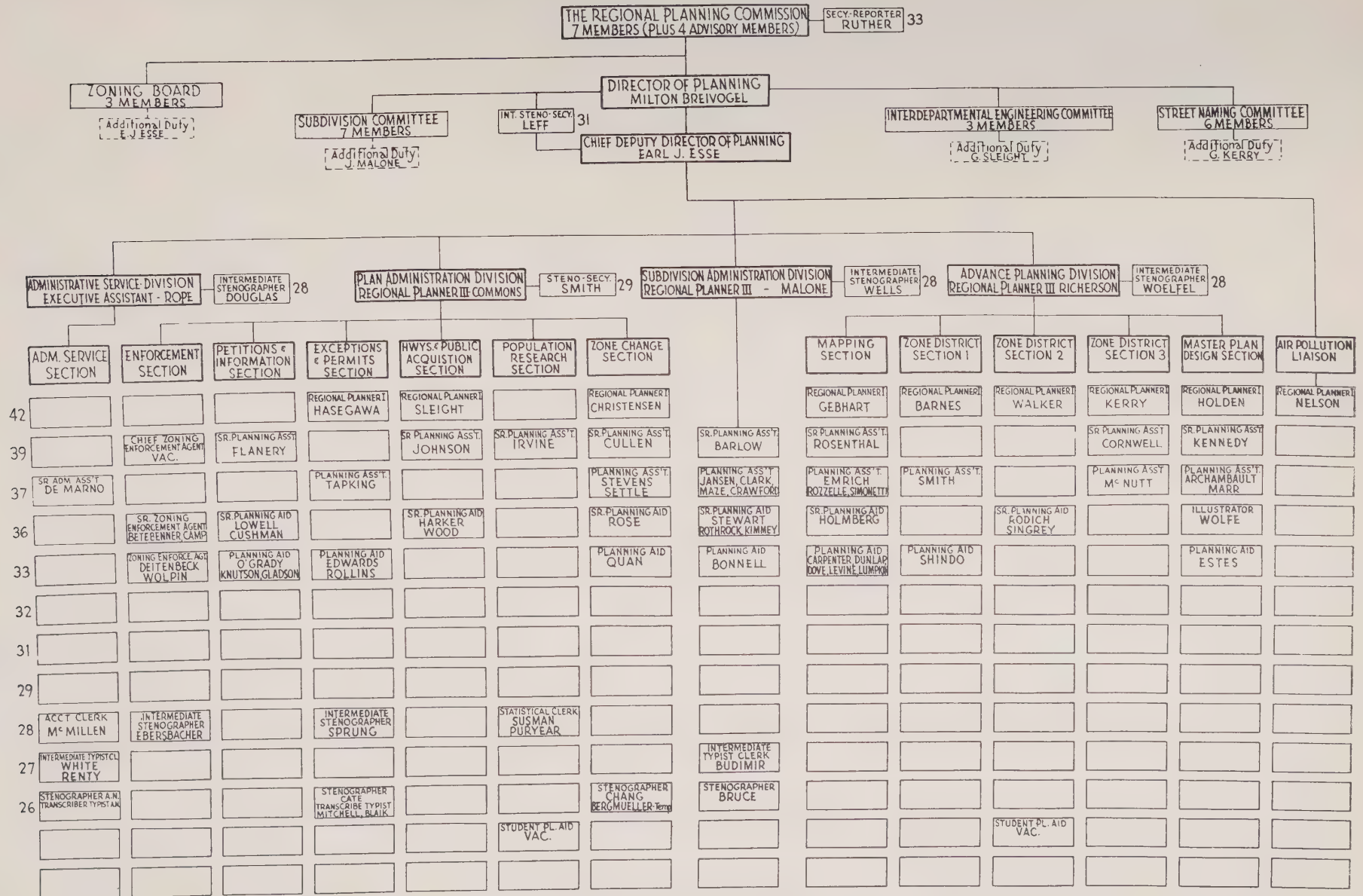
control, accounting, personnel management and counseling, and the various general housekeeping duties for the department.

Organization-wise the staff of the Regional Planning Commission consists of three divisions: Advance Planning, Subdivision Administration, and Plan Administration. The Advance Planning Division prepares official zoning plans and amendments to existing plans, various elements of the master plan and preliminary design studies, and recommendations for community development and the public use of land. In addition, a Mapping Section specializes in the preparation of maps of all kinds for the various divisions.

The Subdivision Administration Division administers the State and County Subdivision laws and processes tentative tract maps. It conducts interdepartmental subdivision committee meetings, checks final maps for conformity to the tentative map as approved and maintains various statistics and records relative to subdivision development.

The Plan Administration Division handles such items as zone changes, zone exceptions, special permits, cemetery permits, highways and public acquisitions, and zoning enforcement. In addition, a Petitions and Information Section supplies zoning information to the general public and to other governmental agencies as well as provides a facility for discussing the filing of proposed zone changes, special permit and exception cases, with potential applicants.

# ORGANIZATION CHART - THE REGIONAL PLANNING COMMISSION



## COORDINATING COMMITTEES

As the fiscal year ended, the Regional Planning Commission had undertaken initial steps to study the advisability and possibility of formulating a uniform zoning ordinance for the entire County. This, it was contemplated, would include all incorporated cities as well as the unincorporated area and would necessitate the development of standard zoning nomenclature and symbols.

The need for and the desirability of coordination of activities by the Regional Planning Commission and the various incorporated communities has long been recognized. Last year saw the formation in the East San Gabriel Valley of a group consisting of representatives from the city councils and planning commissions of the cities of Azusa, Glendora, Covina, West Covina, Pomona, Claremont, La Verne, and the nearby unincorporated communities to meet monthly with the Director of Planning for the purpose of discussing planning problems of mutual interest. During this present fiscal year this group has continued to meet in this manner. In addition to meetings of this type, various staff members meet regularly with the following committees and organizations:

- County Boundary Commission
- Coordinating Councils
- Grade Crossing Committee
- Interdepartmental Engineering Committee
- Street Naming Committee
- Subdivision Committee (three meetings weekly)
- Various committees of the California State Chamber of Commerce
- Various committees of the Los Angeles Chamber of Commerce
- Local Chambers of Commerce
- Coordinating Councils
- The Home Builders Institute
- Los Angeles Realty Board
- Local Realty Boards
- Metropolitan Traffic and Transit Committee
- Metropolitan Transportation Engineering Board
- Registered Engineers and Land Surveyors' Association
- Southern California Planning Congress
- Traffic Advisory Board
- Welfare Planning Councils of various communities
- In addition, various agencies of Federal, State, County, and City governments

## PUBLIC RELATIONS AND PUBLICATIONS

Recognizing that public relations is a state of mind and a public reaction with which the entire department is concerned, the staff of the Regional Planning Commission has taken great care in its efforts to maintain friendly relationships with the general public. To this end the Petitions and Information Section operating as a public information center supplies zoning information for sections throughout the entire unincorporated area of the county. Hundreds of phone calls and personal questions are answered daily in as cheerful a manner as possible in an attempt to supply the information with which the questioners are concerned.

The Zoning Enforcement Section operates through the use of cooperative measures rather than forceful ones in an effort to educate the public to the values of zoning and it is only under rare circumstances that it is necessary to request the issuance of a complaint from the District Attorney to enforce the provisions of the Zoning Ordinance.

In addition to these general beliefs concerning public relations, certain publicity functions undertaken by the staff of the Regional Planning Commission are the responsibility of the Executive Assistant who covers each meeting of the Regional Planning Commission and the Zoning Board, a press release containing summaries of each action of the Commission and Zoning Board is mailed to newspapers and interested public and semi-public agencies throughout the county. Numerous calls requesting information on specific actions by the Commission or cases under study are routed to the Executive Assistant and the information supplied by that source. During the past year 2,000 copies of the Zoning Ordinance and 500 copies of the Land Use Classification (Bluebook) Pamphlet were printed and partially distributed. Zoning and You, a pamphlet explaining the purposes and functions of zoning, was distributed at all public hearings before the Regional Planning Commission and the Zoning Board. In addition, interested groups such as chambers of commerce and

coordinating councils requested numerous copies of this pamphlet for distribution within their spheres of influence, while the various offices of the Los Angeles County Building and Safety Division of the County Engineer's Department also distributed a number of copies to the public making inquiries relative to zoning matters.

Two thousand copies of the Annual Report for 1953-54 were produced and partially distributed to other planning agencies throughout the United States while they in turn sent copies of mutual interest to the Regional Planning Commission.

### ADMINISTRATIVE SERVICES

The Administrative Services Section performs the general housekeeping chores for The Regional Planning Commission. Falling as a staff function under the Executive Assistant, it handles such varied items as publicity and public relations, personnel direction and counseling, budget preparation and control, payroll, supply, storage, and maintenance of correspondence. Since all financial details are handled by this section, a payroll clerk maintains, in addition to her personnel and payroll records, official accounting records on appropriations, encumbrances, expenditure and revenue and other related accounting forms. She also accepts zoning, transcript, and miscellaneous fees as well as advertising deposits and deposits the amounts received with the County Treasurer. She also maintains the departmental timekeeping, payroll, and personnel records.

Two Intermediate Typist-Clerks perform the supply functions for the department and requisition from the Purchasing Department such items as furniture, equipment, office supplies, maps, photostats, and other prints. These items are stored and distributed as required and an inventory is constantly maintained. In addition, they requisition items and services from the Mechanical Department and the Communications Department in such a way that repairs, maintenance services, parking permits, telephone installations and like items are kept up to date.

## ADMINISTRATIVE DATA

**FINANCES:** Net expenditure for 1954-55 totaled \$539,344, an increase of \$54,133 over the previous fiscal year's expenditures of \$485,411, of which \$505,728 was for salaries and wages and \$33,616 was for maintenance and operation.

APPROPRIATIONS & EXPENDITURES	SALARIES & WAGES	MAINTENANCE & OPERATION	CAPITAL OUTLAY (EQUIPMENT)	TOTALS
GROSS APPROPRIATIONS	\$509,647	\$ 34,195	\$ 2,157	\$545,999
SALARY SAVINGS	29,210			29,210
NET APPROPRIATIONS	480,437	34,195	2,157	516,789
NET EXPENDITURES	505,728	31,710	1,906	539,344
BALANCE	\$-25,291	\$ 2,485	\$ 251	\$-22,555

The overexpended Salaries and Wages balance was caused when several positions hitherto unfilled were activated with Board of Supervisors' permission.

**REVENUE** received during 1954-55 for zoning transcript and miscellaneous fees increased 12,932.28 over last year's figure.

The increases were:

ZONE CHANGES	\$ 2,520.00	SPECIAL PERMITS	\$ 50.00
ZONE EXCEPTIONS	2,030.00	CEMETERY PERMITS	100.00
EXPLOSIVE STORAGE (DECREASE)	20.00	MISCELLANEOUS FEES	8,252.28

### REVENUE RECEIVED DURING FISCAL YEAR 1954-55

TYPE OF FEES	NO. OF CASES		AMOUNTS
ZONE CHANGES	218	@ \$ 35.00	\$ 7,630.00
ZONE EXCEPTIONS	369	35.00	12,915.00
SPECIAL PERMITS	69	10.00	690.00
CEMETERY PERMITS	2	100.00	200.00
EXPLOSIVE STORAGE	1	10.00	10.00
			\$ 21,445.00

### MISCELLANEOUS FEES

TRANSCRIPT FEES (Through Board of Supervisors)	\$ 10,265.74
TRANSCRIPT FEES (Paid direct to the RPC)	334.39
WITNESS FEES	12.40
SERVICE CONTRACT WITH CITY OF LAKEWOOD	6,699.78
	\$ 10,265.74

TOTAL REVENUE RPC 1954-55

\$31,710.74

**PERSONNEL** On June 30, 1955, a total of 91 positions were filled, of which 66 were in the planning classification. An average of 90-1/4 positions were filled throughout the year. At the end of the year, the position distribution was:

GENERAL ADMINISTRATION	10	SUBDIVISION ADMINISTRATION	13
PLAN ADMINISTRATION	39	ADVANCE PLANNING	29

TOTAL NUMBER OF FILLED POSITIONS 91

## WORKLOAD

THE REGIONAL PLANNING COMMISSION WORKLOAD DATA 1954 - 1955

NUMBER OF MEETINGS HELD 77 NUMBER OF PUBLIC HEARINGS 268

TOTAL NUMBER OF AGENDA ITEMS CONSIDERED 3,602

(NOTE: A specific case may appear several times as an agenda item)

LAND ACQUISITIONS AND VACATIONS	486	SUBDIVISIONS ZONING	1,579 627
Fire Stations	3	Change of Zone	532
Flood Control	26	Districts	71
Parks and Recreation	6	Ordinances	15
Highways	272	Miscellaneous	6
Schools	92	Urgency	1
Miscellaneous	19	Modification of Setbacks	2
Vacations	68		

MASTER PLANS	47	ZONING BOARD	509
Administrative Centers	1	Cemetery	5
Parks and Recreation	3	Exceptions	391
Highways	43	Miscellaneous	2
		Revocation	9
MISCELLANEOUS	308	Special Permit	91
		Explosives	7
Policies	8	Policies	4
Personnel	36		
Legislation	64		
Routine	200		
PUBLIC BUILDING - PLOT PLANS	0	STREET NAME CHANGES	49

## REGIONAL PLANNING DISTRICT

5 Meetings were held by the Regional Planning Commission of the County of Los Angeles Regional Planning District to consider matters pertaining to the Master Plan.

# WORKLOAD STATISTICS 1954-55

## ZONING PROGRESS Statistics in Square Miles

MAJOR AREAS	Unincorporated Area	Total Area Zoned	Unincorporated Districts in Work During Fiscal Year 1954-55			
			Completed 1954-55		Understudy on June 30, 1955	
			New	Rezoned	New	Rezoned
Coastal Plain	455.41	400.60	10.50	---	60.94	27.00
North County	2,545.70	222.95	31.75	---	128.30	---
Santa Monica Mountains	169.00	---	---	---	169.00	---
Channel Islands	130.00	---	---	---	---	---
Unincorporated Area	3,300.11	623.55	42.25	---	358.24	27.00
Incorporated Cities*	783.10	783.10	---	---	---	---

Total Area of County 4,083.21 1,406.65  
 \*4.91 square miles were incorporated or annexed to cities 1954-55

## MAPPING

Zone Change Maps	1,252	Planning Base Maps (600' scale)	24
Precise Plan Final Maps	127	Office Record Maps	190
Planning Base Maps (1500' scale)	5	Recording Map Amendments	2,724

## EXCEPTION, PERMIT & REVOCATION CASES

New Cases Received	488
Approved by Commission	350
Disapproved by Commission	98
Withdrawn	13
Pending	76

## SUSPECTED ZONING VIOLATIONS INVESTIGATED & VOLUNTARILY ABATED

Land Use	1,127
Advertising Signs	75
Business Licenses	37
Exception & Permits	467

## VIOLATIONS ABATED THROUGH LEGAL ACTION

47

## ZONE CHANGE CASES

Petitions Filed	219
Case Filed RPC Initiative	42
Case Approved by Commission	181
Case Disapproved by Commission	57
Case Withdrawn	2
Case Transferred to Rezoning	4
Case Pending	56

## HIGHWAYS & PUBLIC ACQUISITIONS APPROVED BY COMMISSION

Public Land Acquisitions	323
School Site	77
Street & Alley Vacations	58

## MASTER PLAN AMENDMENTS

Highways	Processed	48
Shorelines		3

## DISAPPROVED BY COMMISSION

School Site Acquisitions	5
Street & Alley Vacations	5

**MILTON BREIVOGEL**

DIRECTOR

**EARL J. ESSE**

CHIEF DEPUTY DIRECTOR

**ROBERT S. ROPE**

EXECUTIVE ASSISTANT

**DIVISION CHIEFS**

<b>JOHN P. COMMONS</b>	PLAN ADMINISTRATION
<b>JOHN A. MALONE</b>	SUBDIVISIONS
<b>JOHN L. RICHERSON</b>	ADVANCE PLANNING

**SECTION HEADS**

<b>JACK A. BARNES</b>	ZONING DISTRICTS SECTION I
<b>O. K. CHRISTENSON</b>	ZONE CHANGE
<b>FRED M. GEBHART</b>	MAPPING SECTION
<b>AKIRA HASEGAWA</b>	EXCEPTIONS AND PERMITS
<b>EDWARD A. HOLDEN</b>	MASTER PLAN DESIGN
<b>GEORGE M. KERRY</b>	ZONING DISTRICTS SECTION III
<b>OSCAR F. NELSON JR.</b>	AIR POLLUTION LIAISON
<b>GEORGE J. SLEIGHT</b>	HIGHWAYS AND PUBLIC ACQUISITIONS
<b>EDWARD T. WALKER</b>	ZONING DISTRICTS SECTION II







# ANNUAL REPORT

FOR THE FISCAL YEAR ENDING JUNE 30, 1956

n arriving at the locality where the new settlement is to  
found a piece of the plan with streets,  
built by measuring by cord and  
rule, beginning at the main square from which streets are  
to the gates and principal roads, leaving sufficient open space  
that if the town grows it can spread in a symmetrical manner.  
In the case of a sea-coast town the main plaza is to be situated  
at the landing place of the port. In inland towns the main plaza  
should be in the center of the town and of an oblong shape, its  
length being equal to at least one and one-half times its width.  
This proportion is the best for festivals in which horses are used  
and any other celebrations which have to be held.  
The main plaza shall be in proportion to the number of residents. A  
proportioned medium size plaza is six hundred feet long and  
three hundred feet wide. The other streets laid out around the plaza  
should be so planned that if the town should increase considerably  
it could meet with no obstruction which might disfigure what has  
already been built or be a detriment to the defense or  
the town. The lots and sites for slaughter houses,  
tanneries, and such like, productive of garbage should be  
located so that the latter can be easily disposed of.  
A site shall be assigned to each town of adequate size  
though it should grow greatly there would always be  
enough space for its inhabitants to find a place to  
live and pasture without encroaching upon private property.

REGIONAL PLANNING COMMISSION

CITY OF LOS ANGELES

STATE OF CALIFORNIA



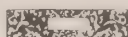


## Royal Ordinances of King Phillip II of Spain

San Lorenzo, Spain  
3 July 1573



**I**n arriving at the locality where the new settlement is to be founded, the plan of the place, with its squares, streets, and building lots is to be outlined by measuring by cord and rule, beginning at the main square from which streets are to run to the gates and principal roads, leaving sufficient open space so that if the town grows it can spread in a symmetrical manner. In the case of a sea-coast town the main plaza is to be situated near the landing place of the port. In inland towns the main plaza should be in the center of the town and of an oblong shape, its length being equal to at least one and one-half times its width, as this proportion is the best for festivals in which horses are used and any other celebrations which have to be held. The plaza shall be in proportion to the number of residents. A well proportioned medium size plaza is six hundred feet long and four hundred feet wide. The other streets laid out around the plaza are to be so planned that if the town should increase considerably it would meet with no obstruction which might disfigure what had already been built or be a detriment to the defense or convenience of the town. The lots and sites for slaughter houses, fisheries, tanneries, and such like, productive of garbage shall be so situated that the latter can be easily disposed of. A common shall be assigned to each town of adequate size so that even though it should grow greatly there would always be sufficient space for its inhabitants to find recreation and for cattle to pasture without encroaching upon private property.



**COVER:** Conscious planning, far from being a modern phenomenon, is indicated by excerpts from a Royal Ordinance of King Phillip II of Spain which was declared in 1573. In setting forth a detailed plan of land use, it dealt with many of the same problems with which we are confronted today.

Los Angeles, California  
September 1, 1956

Honorable Board of Supervisors  
County of Los Angeles

Gentlemen:

In compliance with Ordinance No. 4099 (N. S.) requiring reports of all departments, I am transmitting herewith the Annual Report of the Regional Planning Commission for the Los Angeles County Regional Planning District and County of Los Angeles, for the fiscal year ending June 30, 1956.

The continued population growth of the Los Angeles Metropolitan area was reflected in rapid urbanization in many of the unincorporated areas of the County. This report reviews the activities of the Commission which have been directed toward making this urbanization a coordinated, rational expansion.

During the year the Commission furthered its objectives as a Regional Planning body, also. A report entitled "The East San Gabriel Valley, An Area Land Use Plan" was published. The Commission strongly supported and provided the staff for the initial program of the "Regional Development and Beautification Committee" for the Los Angeles Area. These and other planning projects are reviewed herein.

A copy of this report is also being filed with the State as required by Title 7, Chapter 1, of the Government Code.

Respectfully submitted,

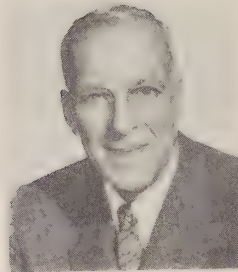
A handwritten signature in dark ink, appearing to read "Robert S. Groman", written in a cursive style.

Robert S. Groman, Chairman

# The Los Angeles County Board of Supervisors



BURTON W. CHACE  
chairman  
fourth district



HERBERT C. LEGG  
first district



KENNETH HAHN  
second district



JOHN ANSON FORD  
third district



ROGER W. JESSUP  
fifth district

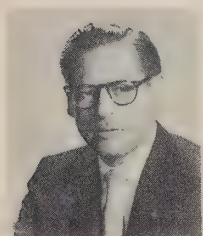


ARTHUR J. WILL  
chief administrative  
officer

## ANNUAL REPORT

The Regional Planning Commission

# The Regional Planning Commission



Robert S. Groman  
chairman



Mrs. L. S. Baca



Arthur J. Baum



Hugo M. Burgwald



Roy N. Clayton



Zell F. Harshton



James M. Stafford



Irma Ruther  
commission  
secretary

## Officers



Milton Breivogel  
director



Earl J. Esse  
chief deputy  
director



Robert S. Rope  
executive  
assistant

**Second Street, Los Angeles, 12 California**

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Milton Breivogel  
Director of Planning



## an environment for expansion

**A** "biggest ever" year has become the normal experience in Los Angeles County. Growth is accepted and anticipated. The continuing effort of the Regional Planning Commission is to provide an "environment for expansion" in which a new and greater community can be created--a community which in the long run will be more comfortable, convenient, and efficient and which, in the process of creation, will have caused a minimum of discomfort and dislocation for the old community.

The environment for expansion is expressed in the Master Plan and in the policies of the Regional Planning Commission of the Los Angeles County Regional Planning District and Los Angeles County (coterminate areas); the plans and policies are reflected for the entire County in the recommendations of the Commission and enforced through the zoning ordinance and other regulations for the unincorporated areas of Los Angeles County. The basic elements of the Master Plan have been in existence for several years. These include the land use, circulation, and recreation elements.

During the Fiscal Year 1955-56 the Regional Planning Commission, in recognition of changing circumstances, made major and numerous minor adjustments in various elements of the Master Plan and in officially adopted precise plans. Major adjustments together with the factual background for these are reviewed in Section I of this report and reflect the work of the Advance Planning Division, primarily. Minor, but important, adjustments in plans and the administration and enforcement of land planning ordinances are reviewed in Sections II and III and reflect the work of the Plan Administration and Subdivision Administration Divisions. The policy of cooperation and coordination espoused by the Commission continually is reflected throughout the report.

M. B.

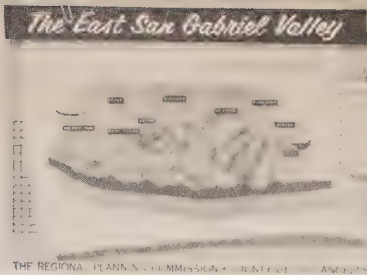


report on the elements of the master plan

## BACKGROUND, ADDITIONS, AMENDMENTS

Concurrently with the development of new growth trends and new technology a need develops for modification of established elements of any Master Plan. Although the Master Plan of the Los Angeles County Regional Planning District and Los Angeles County is long range and general in nature and many of its elements have existed for many years, changing circumstances require both major and minor alterations of it periodically. New residential, commercial and industrial areas require study to insure that they are properly related to each other. Business area location standards require reevaluation in terms of new merchandising methods. New traffic circulation problems may dictate modifications in the Highway Plan.

The Advance Planning Division of the Commission Staff concentrated much of its effort on studies of revisions and additions to the established elements of the Master Plan during the 1955-56 fiscal year. These and other studies of the Division, together with background population data, are reviewed in the following pages.



## Area Land Use Planning

The review of land use planning in the light of increased urban growth in the East San Gabriel Valley culminated this year in the publication of the report "The East San Gabriel Valley--An Area Land Use Plan". The report was distributed widely and received considerable attention, not only in the Valley area, but throughout the County.

The East San Gabriel Valley is one of ten sub-regional areas into which the County has been divided for study and report. Reevaluation of existing land use plans within these areas is a continuous program of the Commission.



## School Site Location Studies

Integration of schools into regional land use planning is accomplished by making available zoning plans, proposed subdivisions, population estimates, and other services to school districts. In February, 1955, two school districts (Bloomfield and Artesia) requested the Regional Planning Commission to study their districts and indicate the school sites that will be necessary to accommodate their growing communities. The Commission's surveys indicated the number of school sites required and where they can be located to the best advantage within the framework of the physical problems of the area.

### **bloomfield school district report\***

In recommending sites for the Bloomfield School District the Commission recognized the agricultural nature of the area northerly of Centralia Road which is reserved now for this use under appropriate zoning. The principle problem in the southerly section, which is predominantly urban in character, was to establish sites free from flood hazard or which could be made so by proper development of the site. The District comprises approximately 2-3/4 square miles. 83% of this area is planned for urban development. The Commission concluded that six school sites will be necessary to accommodate the 3,820 ultimate pupil enrollment forecasted under the existing zoning plan.

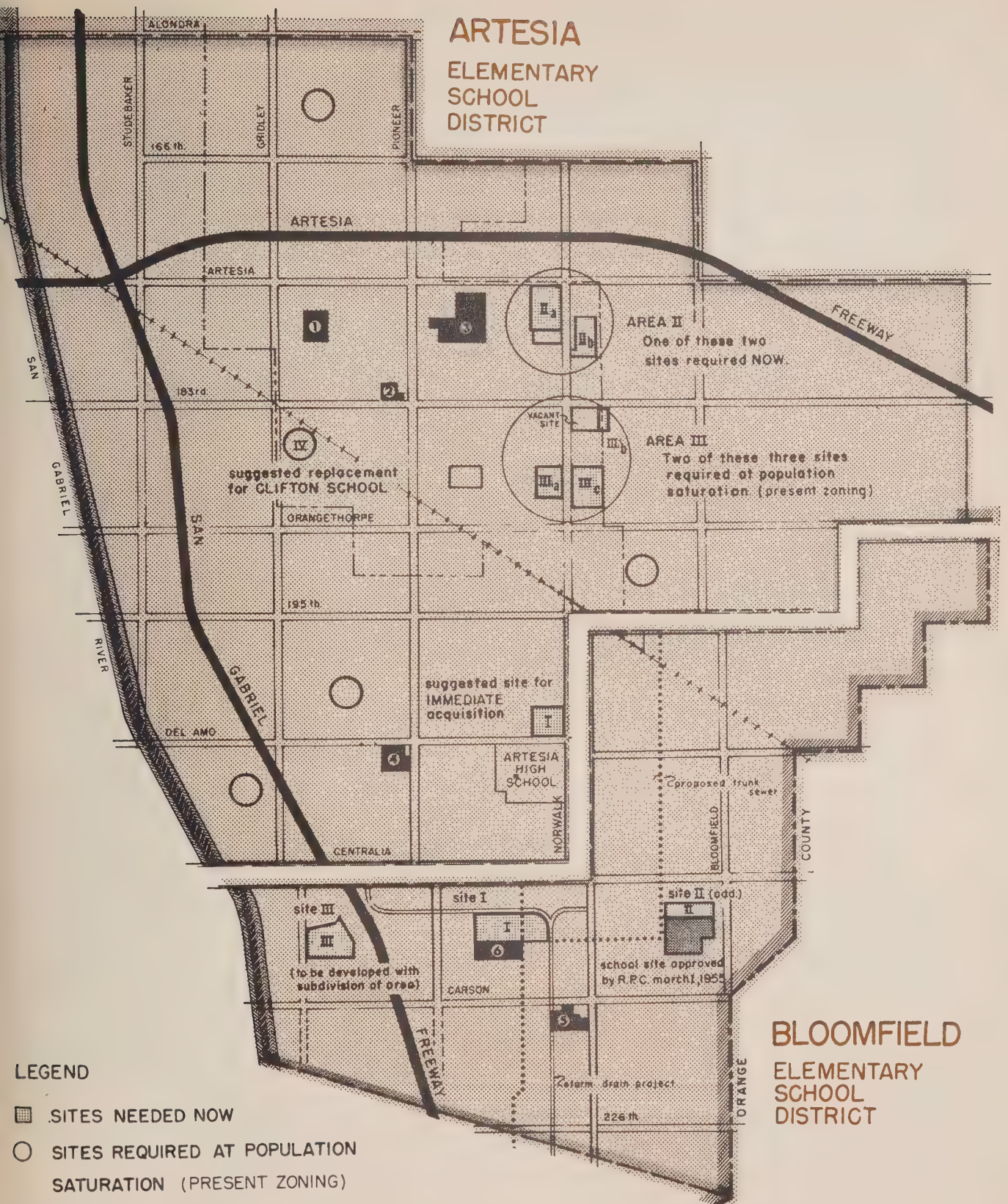
### **artesia school district report\*\***

In studying the Artesia School District, an area of eight square miles, the Commission was confronted with situations similar to those in the Bloomfield District, namely heavy agricultural areas needing few schools, serious storm water disposal problems, and an area of increasing residential development, all of which influenced the location of recommended sites. Eighty-five percent of the area of the District is under agricultural zoning. It was estimated that the District will require one intermediate and 11 elementary school sites in order to accommodate a 64% ultimate increase over the 1955 population of 13,328.

\* Adopted by the Regional Planning Commission in July, 1955

\*\* Adopted by the Regional Planning Commission in November, 1955

# ARTESIA ELEMENTARY SCHOOL DISTRICT



# BLOOMFIELD ELEMENTARY SCHOOL DISTRICT

## LEGEND

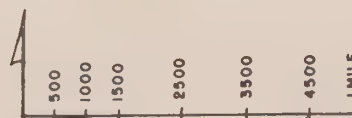
- SITES NEEDED NOW
- SITES REQUIRED AT POPULATION SATURATION (PRESENT ZONING)
- PRIVATE SCHOOL
- EXISTING SCHOOLS

## ARTESIA DISTRICT

- 1 BURBANK
- 2 CLIFTON
- 3 FAYE ROSS
- 4 WILLOW

## BLOOMFIELD DISTRICT

- 5 BLOOMFIELD
- 6 KILLINGSWORTH





## Parks

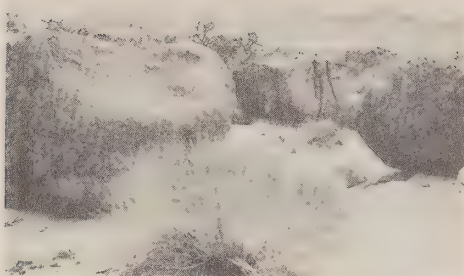
Consideration of the recreational needs of the community is an integral part of the overall planning program for the County. Studies under the direction of the Regional Planning Commission in the early post-war years resulted in a Master Plan of Parks which was adopted in 1948. However, the continually rapid urban expansion of the County has necessitated a review of plan for parks and recreational facilities throughout the area. This need was recognized when the Board of Supervisors authorized additional studies during the last fiscal year. The staff of the Commission continues its review of the plan of regional and local parks. These studies are designed to provide recommendations on current problems and to lead to proposals for significant revisions of the Master Plan during the 1956-57 fiscal year.

### California State Park System

In anticipation of the expansion of the State system of beaches and parks, the Regional Planning Commission reviewed and approved a program of proposed parks and beaches in Los Angeles County to be recommended to the State for inclusion in its system. Funds for the acquisition and development of these facilities will come from tidelands oil revenues. The recommended parks are located throughout the County as shown on the accompanying map.



Placerita Canyon

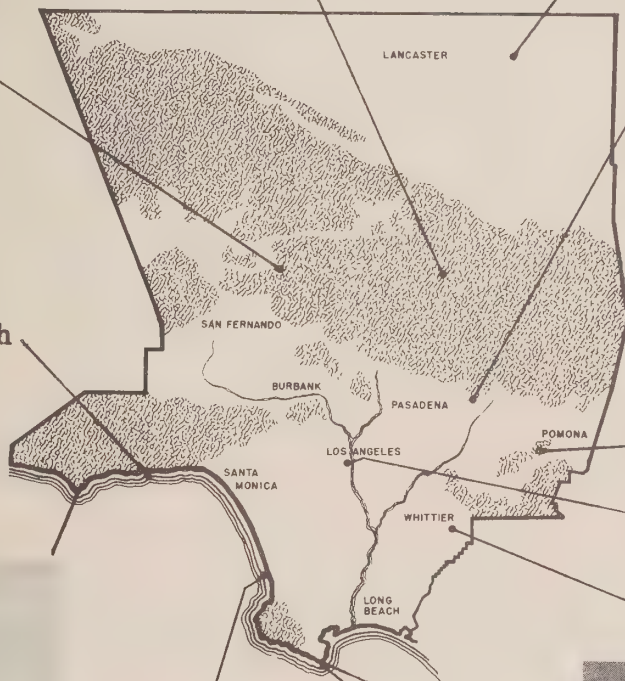


Riding and Hiking Trails

Joshua Trees

State Arboretum

Malibu Lagoon Beach



Puddingstone Reservoir

Pueblo de Los Angeles

La Mirada

Livingstone Upland

Manhattan Beach

Point Dume



Palos Verdes Beach

## PROPOSED STATE BEACHES AND PARKS

New sites and additions to existing sites recommended by the Regional Planning Commission for purchase with state funds.

## Riding and Hiking Trails

The plan of riding and hiking trails, which was described in detail in the 1954-55 annual report, was adopted by resolution of the Regional Planning Commission on November 8, 1955, and was ready for adoption by the Board of Supervisors at the end of the fiscal year. The Master Plan provides for the development of a county-wide system of trails which will be quickly available to riders and hikers from every part of the County. Trail stops which may be used as a starting point or destination are integrated into the 700 miles of trail system. The trails are coordinated with trail plans of the State, the Federal Forest Service, and cities within Los Angeles County and adjacent counties.\*



## Small Craft Harbors

Expansion of marina facilities to meet the needs of the growing number of pleasure craft owners and users was under consideration. Preparation of a plan of small craft harbors for Los Angeles County including Catalina Island was started during the year. The staff of the Regional Planning Commission in cooperation with the Department of Harbors and Marina is continuing its studies into the 1956-57 fiscal year.

In addition, studies were begun for a General Land Use Plan for the Marina Del Rey and Vicinity. The Del Rey Harbor is located adjacent to Ballona Creek in the Playa Del Rey area.

\*The Plan of Riding and Hiking Trails was adopted by resolution of the Board of Supervisors on July 26, 1956.

# Special Studies



SAN DIMAS REGIONAL OFFICE  
DEPARTMENT OF COUNTY ENGINEER

## **..county branch administrative centers**

Numerous development problems with relation to County Branch Administrative Centers and other County institutions necessitated review of various properties and recommendations for the disposition of these problems.

Typical studies included a review of proposed additions to the Florence-Firestone Branch Administrative Center located in the Central area; a recommendation for the sale of County-owned property in the Southeast area adjacent to Rancho Los Amigos; and in the North County area a review of the effect of the proposed development of additional electric power transmission lines over property within the Sheriff's Wayside Honor Rancho on long range plans for the Rancho.

## **..shoreline development**

3.9 miles of shoreline were placed in first priority for acquisition with the approval by the Board of Supervisors of three of the four amendments to the revised Master Plan of Shoreline Development presented to it by the Commission.

## **..tax delinquent land sales**

This year, as in the past, a review was made of the Tax Collector's list of tax delinquent lands which were scheduled for sale at public auction (Tax Sale Series 78A). Recommendation of parcels for possible use for governmental purposes before their release for sale was made. This procedure has saved taxpayers thousands of dollars in land costs. 2358 items, representing parcels of land scattered throughout the County, were reviewed.

## Zoning Progress

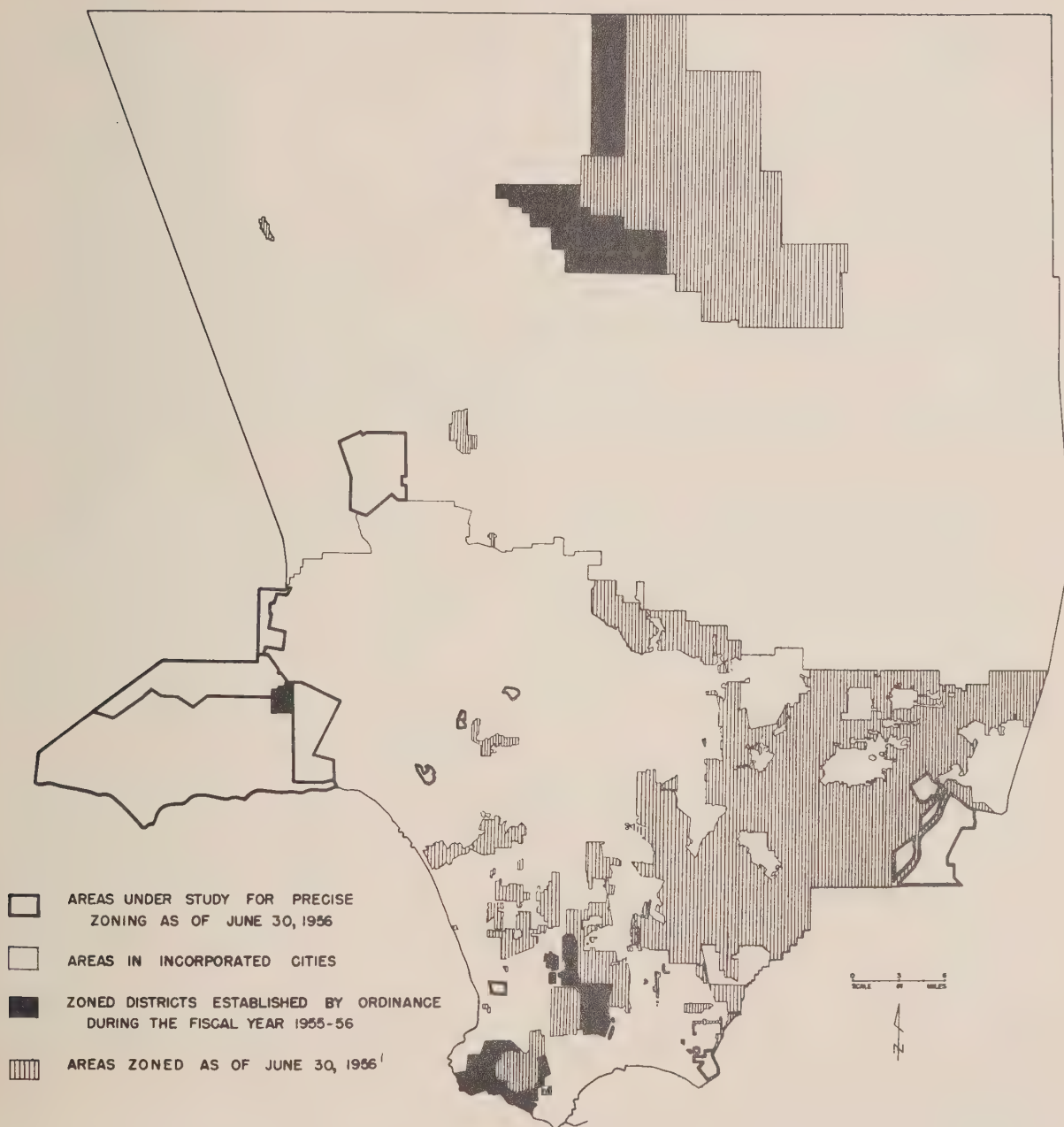
As the need arises for revisions to the master plan, so it also arises for modifications of precise zoning plans in order to guide the growth of Zoned Districts as integral parts of the general development of the County. During the 1955-56 year, of the total number of Zoned Districts or major portions of districts under study, 14 were restudies of zoning plans. The area of new precise zoning approved by the Board of Supervisors represented an increase of 88.7 square miles in the total land zoned in the County. In addition, rezoning approved covering 16.6 square miles of area.

### ZONING MAPS ADOPTED BY ORDINANCE DURING THE FISCAL YEAR 1955-56

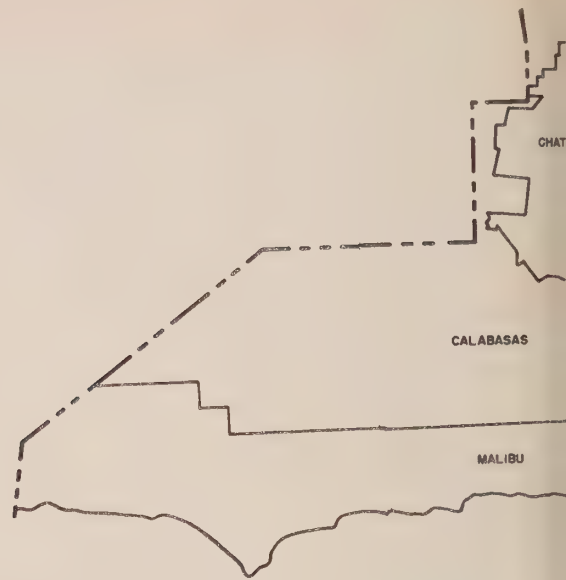
District	Date Adopted	Square Miles
<b>NEW</b>		
Leona Valley	July 12, 1955	39.8
Old Topanga	Aug. 30, 1955	2.7
Victoria	Sept. 6, 1955	4.5
Palos Verdes Peninsula	Sept. 13, 1955	13.5
Harbor Heights	Sept. 27, 1955	1.6
W. Lancaster Extension	Oct. 25, 1955	20.0
Watson	Dec. 27, 1955	6.5
Pico Addition	Jan. 12, 1956	0.1
<b>RESTUDIES</b>		
Duarte (selected portions)	June 7, 1956	6.5
Lennox (selected portions)	June 7, 1956	0.1
San Dimas and N. San Dimas (selected portions)	June 21, 1956	10.0
<b>TOTAL</b>		<b>105.3</b>

### ADDITIONAL AREAS UNDER STUDY DURING THE FISCAL YEAR 1955-56

Area	Square Miles	Area	Square Miles
<b>NEW</b>		<b>RESTUDIES</b>	
Agoura-Calabasas	27.4	La Rambla	0.4
Brea Canyon	11.7	Lawndale	2.0
Chatsworth Lake Manor	2.5	Lennox	2.8
Diamond Bar	16.4	Moneta Gardens	1.0
Newhall	19.4	Glendora	4.0
Victor	1.0	Quartz Hill	6.0
<b>RESTUDIES</b>		Flintridge	0.5
Lancaster (selected portions of)	14.5	Walnut	1.0
Gage-Holmes	0.5	City of Lakewood	7.2



The Commission continued its efforts in studying the possibility of formulating a uniform zoning ordinance for the County. Work progressed on a preliminary analysis of zoning ordinances of the various cities of the County in order to compare them with the County Zoning Ordinance. The data obtained will be readily available for use in the preparation of a uniform ordinance.

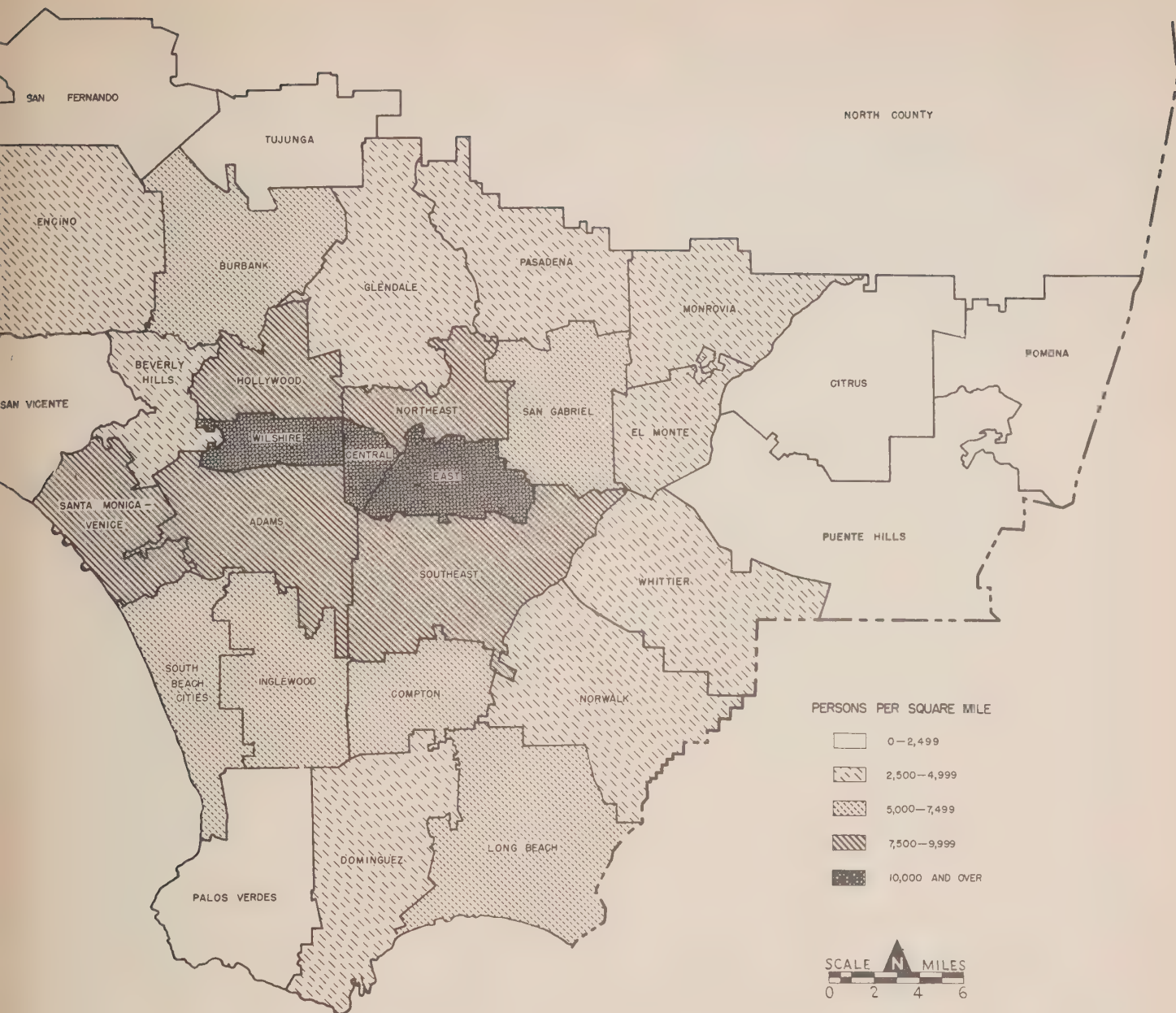


## Population Research

The foundation upon which all planning rests is our knowledge of people. The changing character of the region is reflected in population trends. The demand for urban land use is related, among other things, to growth characteristics and density of the population. Establishment or revision of standards, location of facilities, organization of developmental programs, and numerous other problems faced by the planner are dependent upon population statistics.

In recognition of the relationship between planning and population data, a "Population and Dwelling Unit" bulletin, which contains current population estimates, is published quarterly by the Commission. Predictions are not included in the bulletin; rather, it is expected that others will construct their own forecasts of the future.

The total estimated population of Los Angeles County increased by 204,382, or 4%, over 1954-55. Thus by June 30, 1956, it was estimated that 5,290,246 people inhabited the County. This growth represents 36% of the estimated 565,000 population increase for the State as reported by the California State Department of Finance. The increase was a continuation of the rapid growth of the County which has been in progress for many years. Since the 1950 Federal Census and the six years preceding it, a pronounced shift in growth from the almost saturated Central area to outlying areas has been in evidence. Movement has been toward the San Fernando Valley, the Southeast and Southwest areas, and the San Gabriel Valley. Recently a marked increase in population and an increase in the rate of growth in the East San Gabriel Valley has been noted.



## POPULATION DENSITY BY STATISTICAL AREAS

In order to make estimates more useful to agencies or individuals that may make use of them, the County has been divided into 35 statistical areas, each of which has been subdivided into smaller units. Reports made by smaller breakdowns are more amenable to use by interested agencies as well as by the Commission. During the last fiscal year eighteen municipalities in Los Angeles County had Special Censuses prepared by the Federal Bureau of the Census which revealed the accuracy of the staff's estimates. This equals the record set in 1952-53 as the largest number of Special Census completed during any fiscal year since 1950.

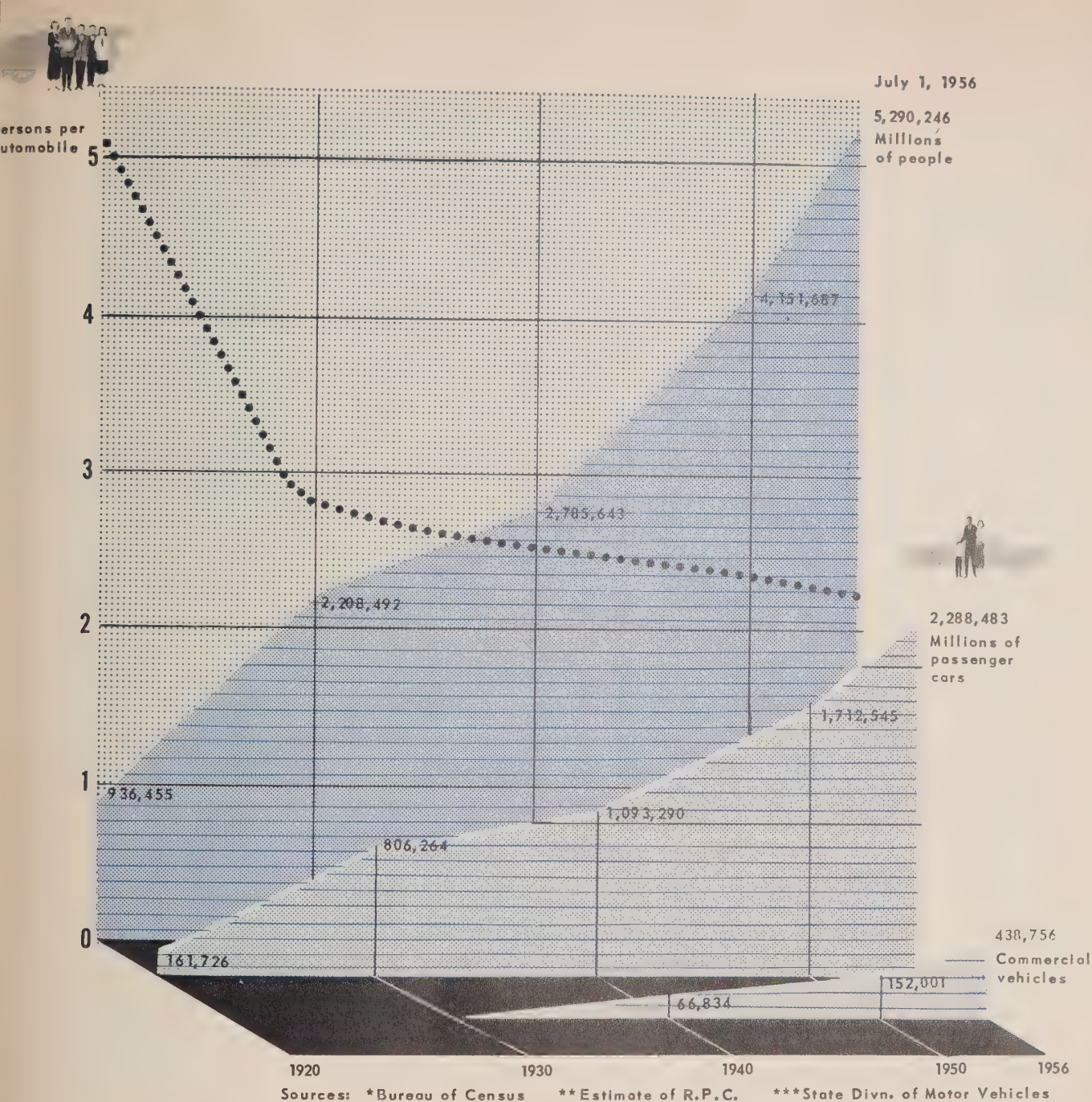
## POPULATION

Sub-Regional Areas	April 1940	April 1950	June 30, 1956
Central	543,368	760,312	776,775
East San Gabriel Valley	66,179	119,203	276,529
The Malibu	2,970	6,056	7,899
North County	15,171	28,345	55,210
San Fernando Valley	155,443	402,538	693,283
Southeast	278,153	464,532	744,282
Southwest	372,510	614,163	822,768
Verdugo	166,994	206,442	227,319
West Central	879,926	1,037,594	1,080,567
West San Gabriel Valley	332,996	510,872	604,035
Channel Islands	1,933	1,630	1,579
Total	2,785,643	4,151,687	5,290,246

## DWELLING UNITS

Sub-Regional Areas			
Central	164,962	234,848	255,506
East San Gabriel Valley	20,863	37,766	88,240
Malibu	2,483	3,113	4,383
North County	6,309	10,051	22,243
San Fernando Valley	49,971	131,645	214,898
Southeast	89,338	164,039	268,179
Southwest	125,897	210,214	283,850
Verdugo	56,163	74,473	85,659
West Central	332,225	400,103	439,883
West San Gabriel Valley	110,465	175,451	211,892
Channel Islands	2,875	988	958
Total	961,541	1,442,691	1,875,691

Population estimates of the County by subregional areas have been made for future study and planning by the Commission. The knowledge of population trends over a series of years, such as those represented in the table above, provides one of the bases upon which current and future land use planning for each area can be constructed.



While the population of Los Angeles County has more than doubled since 1930, the increase in passenger cars has kept pace with the growth. In 1930 there were 2.7 persons per passenger car in the County; the 1956 figure shows 2.3 persons.

An increase in commercial vehicles began to appear during the war years. Between 1940 and 1950 the number of such vehicles doubled; however, during the six-year period since, the number has almost tripled. This phenomenon seems to reflect a close correlation with the industrial development and expansion within the County over the period under consideration.



report on the elements of the master plan

## ADMINISTRATION

After general plans are made and zoning plans are adopted, they are applied in the development of the changing, expanding community. Through this application the plans begin to shape the physical environment. Many times, however, proposed individual development projects and established plans do not perfectly coincide. Adjustment is at times possible and desirable. A substantial part of the activity of the Commission concerns making decisions with regard to the application of proposed projects to and their adjustment with the Commission's policies and plans. The staff studies of these problems during the fiscal year were prepared primarily by the Plan Administration Division. These activities are reviewed in the following pages.

## Zoning Ordinance Amendments

This year a substantial number of amendments to Ordinance 1494, the Zoning Ordinance of Los Angeles County, were recommended by the Commission and adopted by the Board of Supervisors. While many of them were procedural, several represented major changes in the Ordinance.

Important modifications of the Ordinance included a complete revision of the list of uses requiring special permits in the M-2, M-3, M-4, and Q zones. Provisions were added to apply specifically when these uses are proposed within 300 feet of a public school, park, or any area in R-1, R-A, R-2, R-3, R-4, or A-1 zones. The amendments reflect recent experiences with the uses.

A new zone, C-H or Commercial Highway Zone, that permits limited commercial uses as well as R-4 residential uses was created. Its application is expected on heavily travelled highways. The requirements for the development of off-street parking areas were classified and altered to meet present conditions.

At the end of the year a proposed amendment to change the building height limit in certain zones was under detailed study.\* The amendment will allow an increase in building height by proportioning the height to floor space so that the total allowable bulk remains substantially the same as that required in present regulations. This amendment encourages off-street parking floors and more light and air space between buildings.

## Zoning Board

On July 1, 1955, the composition of the Zoning Board was revised. Two members of the Commission rather than one, and one member of the staff rather than two staff and departmental representatives now sit on the Board at public hearings. The revision was made as an effort to provide more direct contact between the Commission and applicants who come before the Zoning Board. The records of the year indicated that this change, in addition to adding dignity to the Board, resulted in a more efficient handling of matters and increased public confidence in final actions recommended by the Board.

The Zoning Board conducts public hearings for zone exception and permit cases. After hearing each case the Board makes a recommendation for its disposition to the Regional Planning Commission. Recommendations for approval usually include various conditions based upon the advice of other County departments, the Air Pollution Control District, or which are prepared by the Zoning Board itself. Such conditions are set down in order to promote the public health, safety, and the general welfare of the community.

Some standard conditions applied by the Board to approvals of requested uses included: for dumps--an earth berm at least eight feet high around the subject property in addition to fencing the site, and paving of access roads; for auto wrecking, junk, and salvage yards--a solid fence eight feet high around the property, a solid masonry wall or tight board fence across the front of the property, and a fence painted in a neutral color with no storage above the height of the fence; and for church uses--a parking ratio of one space for every five seats, which is an increase over the general requirements of the Ordinance.

\*Ordinance 7034 modifying the building height limit was adopted by the Board of Supervisors on October 23, 1956.



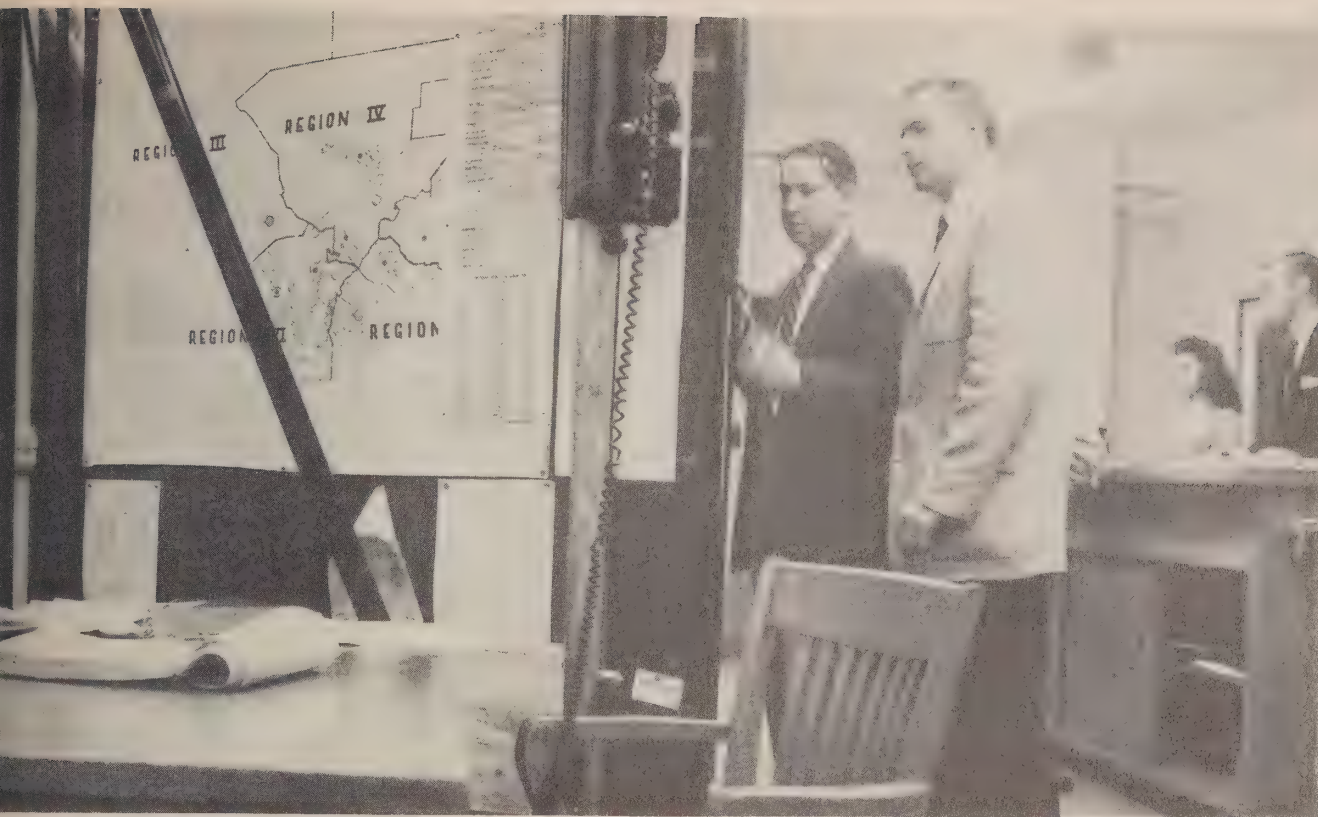
## **Zoning Information**

A property owner's initial acquaintance with the Regional Planning Commission is often through the Zoning Petitions and Information Section. The staff makes a constant effort to bring about a better understanding of planning principles and regulations and to maintain good public relations. The Section's work is divided into two primary functions: zoning information and zoning counseling.

### **zoning information center**

As a centralized source of information for governmental agencies and the public, this section answers a multitude of general and detailed inquiries pertinent to zoning and land use regulations. In addition, it directs interested parties to the various sections of the staff for information about specific projects.

The four employees of the Center answered over 40,000 counter inquiries and more than 43,000 telephone inquiries. This represents an approximate 20% workload increase over last year. The workload was comparable to that of previous years in other duties handled by the section, such as business license applications, outdoor advertising structure locations, and correspondence.



### **zoning counselors**

The rapid increase in population of the Los Angeles area has brought about a constantly increasing need for housing, commercial services, and industrial expansion. This phenomenon is reflected in a repeatedly changing pattern of land utilization. Consequently, during the fiscal year the two zoning counselors discussed with private citizens, representatives of corporations, and governmental jurisdictions 3,484 proposed development projects involving zone changes, zone exceptions, or special permits--an increase of 3.3% over last year.

In analyzing and evaluating these potential case filings, the counselors are guided by the Ordinance requirements and established policies of the Commission. As an example of the latter, the policy of higher lot area requirements for subdividable lands still held prominence this year. Knowledge of such policies are often of considerable value to the petitioner prior to his filing an application.

In addition to evaluating proposed cases the counselors explain filing procedure in detail and check submitted cases for completeness prior to acceptance for filing.

## Exceptions and Permits

While the Zoning Ordinance lists uses which are permitted or excluded in each of the several zone classification, it also establishes procedures for giving special consideration to those uses and properties which are not readily adaptable to general classification. These cases are handled, as provided in the Ordinance, as permits or exceptions.

This year the total number of exception and permit cases to be processed increased 20.3% over that of 1954-55. 545 cases, or 18.2% more than last year, were disposed of by the Commission. On the average, cases were processed and presented to the Commission within a seven-week period in spite of the increased volume of work.

In preparing a case for the public hearing before the Zoning Board appropriate departments of the County and other governmental jurisdictions are notified of the application for a permit or exception. These interested County departments determine and report to the Commission whether, or under what conditions, the request would or could be made to conform to their regulations. This year the greater number of notifications on special permit requests were sent to the Industrial Waste Division of the County Engineer, the Forester and Fire Warden, the Flood Control District, and the License Detail of the Office of the Sheriff. The Air Pollution Control District was notified if the possibility existed that the use would contribute to air contamination.

Usually the conditions placed on exception cases are more restrictive than those which would be applicable to the use in zones where the use is normally permitted. The report on the investigations of the staff and the recommendations of the various departments together with evidence presented at public hearings provide the background upon which the Zoning Board relies in making its recommendations on each case.

## Zone Changes

The volume of zone change activity remained almost constant this year as compared to 1954-55. However, of significance and interest was the nature of the requests considered. The year's activity indicated the value of advance studies that helped establish a plan that provides for balanced growth and acts as a guide for zoning needed in the urbanization of the County's unincorporated areas.

Commercial zoning requests accounted for the bulk of the cases. Zoning for regional type commercial center locations was requested and approved in the Antelope Valley and San Gabriel Valley. Other requests concerned areas suitable for neighborhood type commercial centers. Requests approved were on properties which, for the most part, were in accord with locations whose potential for commercial development had been reviewed in previous studies of various parts of the County. The major portion of the commercial zoning requests were boundary adjustments in and around existing commercially zoned areas.

The nature of the industrial zoning requests resembled that of the commercial in that they were adjustments in the boundaries of existing industrially zoned areas. The Commission recommended, almost without exception, those industrial zones that prohibit property being utilized for residential purposes, which thus reserved the land primarily for industrial uses. In the majority of cases it recommended the M-1½ zone which prohibits the granting of special use permits required for uses capable of producing air contaminants.

The Commission's policy of requiring subdividers of unclassified land to file a request for precise zoning prior to recordation of their tract resulted in numerous case filings. Most of these requests were for residential type zones and will serve as a nucleus for several additional precise zoning districts in previously unclassified areas as they develop. An indication of continued urbanization of the County was reflected in the remainder of cases by the volume of requests for lesser area requirements and multiple residential zoning.

## Zoning Enforcement

The enforcement of the County Zoning Ordinance is accomplished by the investigation of complaints received from the public and other departments of the County and State government. Also involved is the investigation of uses permitted as the result of exceptions or permits approved under the provisions of the Zoning Ordinance for compliance with conditions and restrictions imposed at the time of approval by the Commission or the Board of Supervisors. If a violation is found, an order to comply is issued.

The number of complaints regarding land use, advertising signs, and business licenses that were investigated during this fiscal year was comparable to that of 1954-55. However, a considerable increase occurred in the inspection of zone exception and special permit cases. The 1206 cases inspected represented an almost threefold increase over the 467 inspected last year. This increase, however, was due partially to the instigation of the regular inspection of dumps granted by exceptions or permits. Only 32 of these cases required orders to comply. Cases are being processed more diligently to determine compliance with the conditions and restrictions imposed by the Regional Planning Commission and by the Board of Supervisors for those cases decided by them upon appeal.

Thirteen of 18 criminal complaints filed with the District Attorney resulted in fines and/or summary probation. Five complaints were dismissed upon evidence of compliance. In no case was the finding against the County. A change in procedure requiring each Enforcement Agent to process his own cases resulted in expediting the closing of a number of potential court cases prior to any official action. Consequently, the number of pending cases of this type decreased from 26 at the close of the last fiscal year to three at the close of this one.

# Highways and Public Land Acquisitions

## HIGHWAYS

In recognition of the need for revisions to existing plans due to constantly changing circumstances, 24 amendments to the Plan of Highways were presented to and approved by the Regional Planning Commission during the 1955-56 year.

The Board of Supervisors approved 31 of the amendments to the Plan of Highways presented to it. The net increase in mileage approved was 13.4 miles of freeways, 140.7 miles of major highways, and 304.4 miles of secondary highways. The largest increase in mileage was approved in the Antelope Valley. This was in response to increased subdivision activity in the area and to anticipated increasing development.

### CHANGES IN THE MASTER PLAN OF HIGHWAYS APPROVED

Changes	THE REGIONAL PLANNING COMMISSION*	THE BOARD OF SUPERVISORS*
	Miles	Miles
Freeways added		8.2
Major highways added	27.4	199.1
Secondary highways added	22.4	375.1
Freeways changed to major highways	1.6	3.2
Major highways changed to freeways		11.6
Major highways changed to secondary highways	2.9	8.6
Secondary highways changed to freeways		1.2
Secondary highways changed to major highways	10.1	43.7
Freeways removed		4.5
Major highways removed	19.4	93.7
Secondary highways removed	21.1	34.4

\*Figures represent amendments acted upon during the fiscal year. Action on an amendment pending before the Board of Supervisors may be carried forward to the next fiscal year.

### SCHOOL SITE ACQUISITIONS

The number of new school sites processed by the Regional Planning Commission decreased 11% under that of last year. Seventy-three school site acquisitions were processed and of these 65 were approved by the Commission. Of the number approved 53 were new sites and the balance were additions to existing sites.

Sites were submitted for approval by 35 school districts.

### NEW SCHOOL SITES APPROVED BY THE REGIONAL PLANNING COMMISSION

Area	Elementary	Intermediate	Junior High	Senior High	Junior College	District Admin Headquarters	TOTAL
East San Gabriel	23	1		1		2	27
West San Gabriel				1			1
Southeast	4	1	1	5	1		12
Southwest	3						3
San Fernando Valley	3						3
Malibu	1						1
Antelope Valley	4		1	1			6
TOTAL	38	2	2	8	1	2	53

### OTHER PUBLIC LAND ACQUISITIONS

An increase of 45% in public land acquisitions, excluding school sites, over the last fiscal year was indicated in 1955-56. Land acquisitions approved by the Regional Planning Commission totaled 467 as compared to 323 for the previous year. Of these, 399 were highway acquisitions. This represents a 53% increase

over the 260 of the 1954-55 fiscal year. A large percentage of this increase was due to the granting of zone change cases where dedications of rights of way and improvements of highways were made in anticipation of these changes. Acquisitions were not concentrated in any particular area, but were scattered throughout the County.

PUBLIC LAND ACQUISITIONS APPROVED BY THE  
REGIONAL PLANNING COMMISSION, EXCLUDING SCHOOL SITES  
1955-56

Type	Number	Type	Number
Highways	399	Animal Shelters	1
Drainage Easements	15	Branch County Civic Centers	1
Fire Station Sites	13	Golf Courses	1
Flood Control Rights-of-Way	12	Libraries	1
Access Rights	5	Mechanical Department Yards	1
Branch County Building Sites	3	Off-street Parking Lots	1
Park Sites	3	Sewage Treatment Plant Sites	1
Road Department Yards	3	Sewer Maintenance Yards	1
Slope Easements	3	Storm Drains	1
Airports	1		

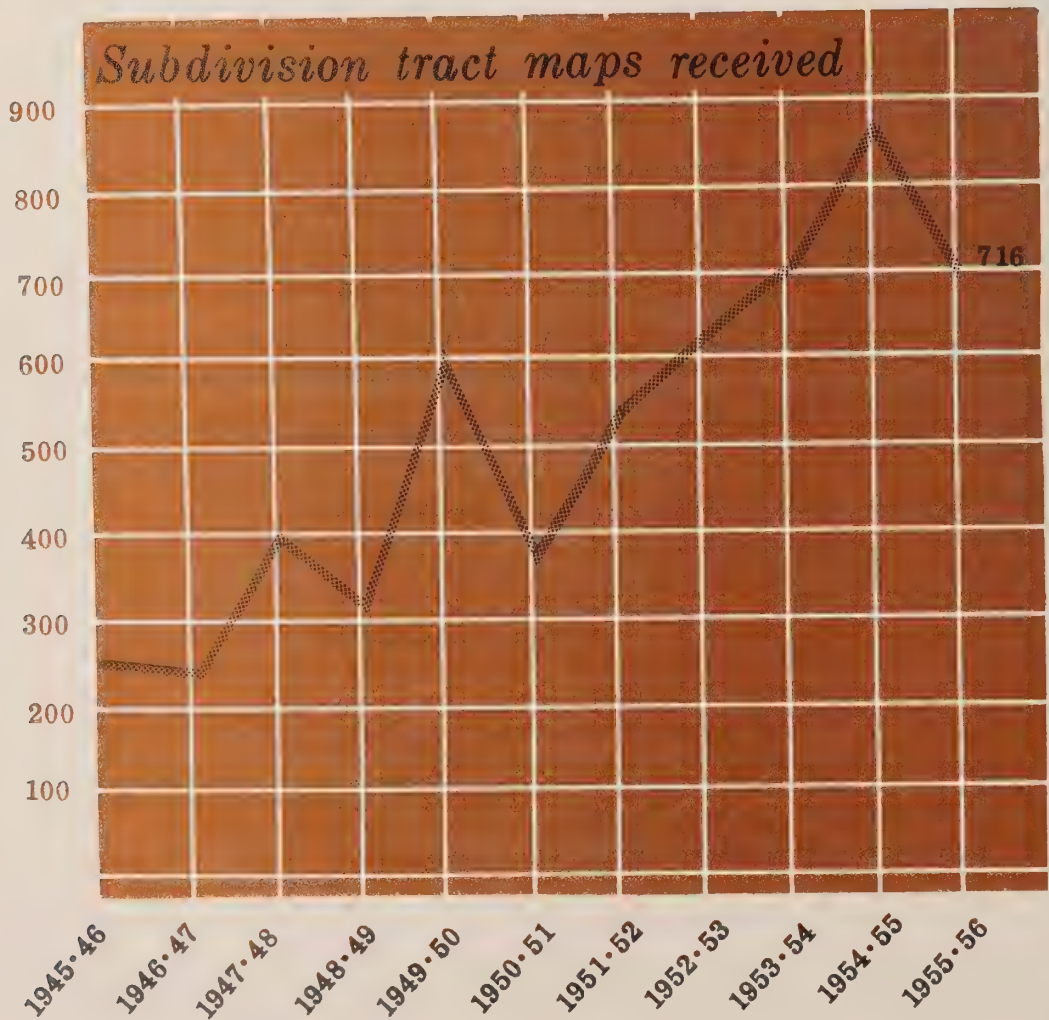
### STREET AND ALLEY VACATIONS

Ninety-six proposed street and alley vacations were investigated and presented to the Commission by the staff. The Commission recommended the vacation of 81 of these, which represents an increase of 40% over the 1954-55 fiscal year.

Other types of vacations approved were three drainage easements, one pedestrian crossing easement, two slope easements, and two storm drain easements. The proposed vacation of 13 highway access rights were also investigated and presented to the Commission. Twelve of these were approved.

## SUBDIVISION ADMINISTRATION

The regulation of the division of land in Los Angeles County, guided by the previously established comprehensive Land Use Plan, Plan of Highways, other elements of the Master Plan, and precise zoning plans, is the duty of the Subdivision Administration Division. The 716 tract maps received during this fiscal year represented a decrease in the number of both maps and lots submitted. Despite the decrease, however, an increase in the problems associated with the tracts was noted.



The growing number of problems is the inevitable result of the decrease of available supplies of relatively level land south of the San Gabriel Mountains brought about by the absorption of such land in meeting the demands of the construction boom of the past decade. Land currently available for subdivision to a high degree consists of small ownerships and remnant parcels passed over by subdividers due to problems inherent in these sites and of hillside properties entailing complex design features.

During this fiscal year the Commission established the policy of requiring subdividers to file a petition for precise zoning if the land in their subdivisions is in the unclassified area. It is the opinion of the Commission that if the land is ready to be developed, precise zoning should be established on the property for the protection of home purchasers.

#### LOCATION OF NEW TENTATIVE SUBDIVISIONS, 1955-56

Sub-regional Areas						
East San Gabriel Valley	115	29.5	2572	19.2	9651	29.9
Antelope Valley	85	21.8	6411	47.9	10021	31.0
Southeast	76	19.5	1316	9.8	5392	16.7
Southwest	55	14.1	1625	12.1	3511	10.9
West San Gabriel Valley	27	6.9	179	1.3	694	2.1
Verdugo	12	3.1	127	0.9	286	0.9
Malibu	9	2.3	460	3.4	204	0.6
San Fernando Valley	7	1.8	680	5.1	2377	7.3
Central	4	1.0	36	0.3	178	0.6
West Los Angeles	0	0.0	0	0.0	0	0.0
Total	390	100.0	13406	100.0	32314	100.0

The Commission requires a dedication of 100 feet for section-line roads and 80 feet for half section-line roads in the Antelope Valley where these section-lines and half section-lines are not shown on the Plan of Highways. This follows the established planning principle for the Valley of providing major highways at one mile intervals with secondary highways between them.

In its approval of tentative maps of subdivisions, the Commission imposed requirements for the dedication of 580 acres of land for major and secondary highways as conditions precedent to the recordation of final maps of subdivisions. This highway dedication is in addition to 182 miles of local streets in the conditionally approved subdivisions. These highways were protected from driveway entrances and numerous local street intersections by 150 miles of service roads, 10 miles of side-on culs-de-sac, 18 miles of back-ups, and 6 miles of alleys.

The requirement was made for the construction of 508 miles of sidewalks in the tentative subdivision maps approved during the fiscal year as a continuation of efforts to safeguard children to and from school.

The amendments to the Subdivision Map Act of the State of California, as enacted by the 1955 Legislature, affected Subdivision Administration primarily by the inclusion of "lease" in the definition of a subdivision. Prior to this amendment commercial, industrial, and multiple residential developments under single ownership, even though under separate leases and occupying separate buildings, were not subdivisions under the Act. It is necessary now for these developments to comply with all the provisions of the Act. In many cases this seems to cause almost insurmountable difficulties. For example, lease lines may vary continually in accordance with demand, as in the case of some industrial properties, leaving recorded parcel boundary lines with little significance. Where there is large scale multiple residential development it is impractical to require that each rental unit have frontage on a dedicated street when, normally, a community driveway would be sufficient. It is anticipated that further study will be given to the definitions of a subdivision at the next session of the State Legislature.

The coordination of activities of the various County Departments and other agencies concerned with the approval of tentative maps of subdivisions is done by the Los Angeles County Subdivision Committee. It acts as an advisory body to the Regional Planning Commission by making recommendations regarding each tentative tract submitted for approval. The relationship to each tentative subdivision of

all plans for the physical development of the community are reviewed. In the consideration of a request for a change of zone to lesser area requirements the Regional Planning Commission has frequently instructed the Subdivision Committee to study the possibilities of providing a satisfactory plan of subdivision. On such occasions the Committee advises the Commission as to whether or not proper drainage and a satisfactory design can be secured. The Committee members are the representatives of the following: Director of Planning, chairman; Road Commissioner; Health Officer; Director of the Department of Parks and Recreation; Chief Engineer of the Los Angeles County Flood Control District; and Storm Drain Division; Sanitation Division; and Mapping Division of the office of the County Engineer.

**AREA APPROVED FOR SUBDIVISION IN LOS ANGELES COUNTY (Unincorporated)**  
**Fiscal Years 1951-52 to 1955-56**



Area in tentative subdivision maps in unincorporated Los Angeles County, approved by the Regional Planning Commission in the five-year period, totals 120.5 square miles with an estimated population of 713,597. Areas outlined for San Francisco County and photograph are proportional.



The Regional Planning Commission has a staff liaison with the Air Pollution Control District with relation to special studies and recommendations on industrial uses and zoning.

The District's investigations and subsequent recommendations serve to (a) aid in the justification for granting or denying a use or change of industrial zone, (b) supplement the Air Pollution Control District's program by attaching special air pollution control regulations on exception or special permit cases and by locating uses and/or equipment, which produce air contaminants, operating with no air pollution control permits, and (c) advise property owners on obtaining necessary control equipment prior to construction--thus avoiding costly alterations of plans or buildings.

Recommendations on New Industrial Uses and Industrial Zone Changes		Investigations of Existing Uses Based on Citizens' Complaints	
Zone Changes	46		--
Special Permits	51		5
Zone Exceptions	55		2
Revocations	--		1
TOTAL		152	8

In the preparation of a comprehensive land use plan, determination of the suitable location of industry is of prime importance. Not only are economic and social benefits considered in delineating areas for industry, but the effect upon air pollution is also a major concern. The industrial zoning research by the District is primarily concerned with areas for industry as they are related to the overall air pollution problem.

It has been assumed that the basis for determining locations for industrial zones so that they are least objectionable is largely dependent upon meteorological conditions. Other significant factors are the total existing pollution--if and how it varies--and the available air capacity of the Los Angeles Basin. It was decided that a grid rather than other types of area breakdowns, such as census tracts, will lend itself more readily to machine computations for wind trajectory studies and for measurements of variations within the Los Angeles Basin.

The District has been experimenting with population density contours as a method of predicting future population density. The one mile grid square was used with a population dot map. However, these forecasts represented night-time population only. The calculation of day-time population would be useful to traffic and civil defense planners in determining the source of automobile travel to and from places of employment.



## Contract Services and New Cities

The second full year of contracted planning services to the City of Lakewood was completed and the continuation of the services through 1956-57 was assured by approval of a similar contract.

This year work was begun on a revision of the zoning plan and ordinance. To this end, two conferences were held with the Planning Commission of Lakewood, a land use survey was made, and a zoning plan was prepared. Five zoning violation complaints were received and one required legal action. One zone exception case and one special permit case were completed, nine subdivision maps were processed, two zone change cases were completed, and four maps were prepared.

Three new cities were incorporated during the fiscal year, which makes a total of 49 cities in the County with a combined estimated population of 4,100,000.

Baldwin Park, an area of 6.1 square miles, was incorporated on January 25, 1956. Its estimated population is 28,080. Dairy Valley, 8.5 square miles, with an estimated population of 2,677 completed incorporation on April 24, 1956. La Puente, 3.2 square miles voted to incorporate on June 19, 1956, although official incorporation was pending at the end of the fiscal year. This new city added approximately 14,756 to the incorporated population.

These cities, as well as several other areas that are in various stages of incorporation procedure, have indicated considerable interest in contracting with Los Angeles County for different types of governmental services. The policy of the Board of Supervisors is to assist newly formed cities in every possible way.

When setting up its operational machinery a new city may adopt existing County Ordinances during the interim period between incorporation and the final organization of city functions. Copies of the Zoning and Subdivision Ordinances, a print of the existing Zoning Map, and a map showing the Plan of Highways for the city are made available upon request. The City may also enter into contracts on a cost basis for special services such as a master plan, a subdivision ordinance, a zoning ordinance, or any type of planning study it requires. In such cases, a member of the Regional Planning Commission's technical staff presents matters at hearings before the City Planning Commission and the City Council.



## **Regional Development and Beautification Committee**

The newly formed Regional Development and Beautification Committee began study of the facilities in Los Angeles County which are most closely associated with regional functions within the area. The work of the Committee is designed to promote the orderly and attractive growth of the region by the development of master plans, the planting of trees on public and private property throughout the County, and the development of more attractive freeways, highways, and buildings. Its work also is designed to encourage the re-development of blighted areas, including some business and industrial districts, the improvement of beaches, cleanliness throughout the County, measures to retain and develop the scenic resources of the region, and legislation necessary to accomplish its aims. In addition, all public and semi-public groups, private agencies and associations, and civic groups are encouraged to cooperate in all proper ways in furthering the aims of the Committee.

The Committee was set up in September, 1955, under the leadership of the Chairman of the Regional Planning Commission and a member of the Los Angeles City Art Commission. Its public agency members are representatives of the Los Angeles County Regional Planning Commission, Los Angeles City Planning Commission, Los Angeles County Parks and Recreation Commission, Los Angeles City Recreation and Parks Commission, Los Angeles City Art Commission, Los Angeles City Redevelopment Commission, State Division of Highways and County Road Commissioner, State Park and Beach Commission, and in addition, any person, agency, association, or civic group with a special interest in community development or beautification may be a participating member.

Various subcommittees were established to study individual problems. The Community Housekeeping Subcommittee was designated on November 15, 1955, by the Board of Supervisors as the Board's official agency in promoting the program of keeping the highways of Los Angeles County clean.



**staff and budget**

## **ORGANIZATION AND FUNCTIONS**

The work of the Regional Planning Commission consists of studying and planning the physical development of the unincorporated areas of the County and of coordinating the plans of the incorporated areas. As an advisory body to the Board of Supervisors, it makes recommendations on all planning matters. In addition, it administers the provisions of the State Conservation and Planning Law, the Subdivision Map Act, and the County Ordinances as they affect planning.

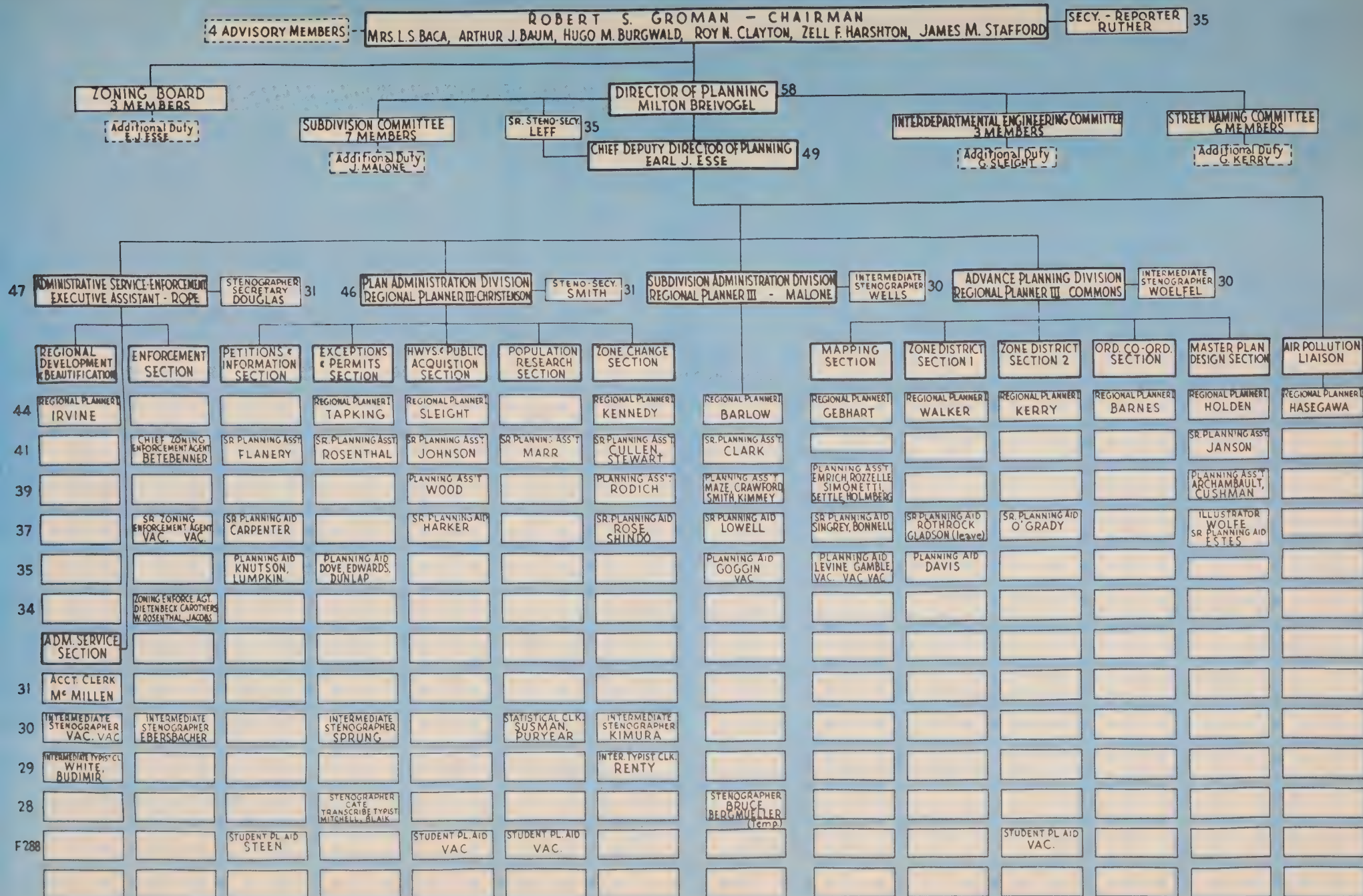
In carrying out its duties the Commission formulates planning policies and conducts public hearings on a wide range of planning matters. The basic objective of the Commission's work is to guide--through planning--the future growth of the communities within Los Angeles County.

Seven Commissioners appointed by the Board of Supervisors for four-year terms make up the Regional Planning Commission in addition to four advisory, non-voting members. The advisory members are the County Engineer, Road Commissioner, Agricultural Commissioner, and Director of Parks and Recreation. A Deputy County Counsel acts as legal advisor.

The technical and administrative work of the Commission is performed by a staff under the supervision of the Director of Planning and his Chief Deputy. The Director advises the Commission on technical matters as they arise and, in turn, guides the execution of the orders of the Board of Supervisors and the Commission, and supervises both the performance of technical planning procedures and the formulation of staff policies.

The staff is composed of several divisions which, in turn, are divided into smaller sections. Each of these performs a specialized function. The Advance Planning Division makes preliminary design studies and master plans, revisions to existing plans, and official zoning plans. The Mapping Section of the Division prepares maps of all kinds needed for the entire department.

## ORGANIZATION CHART - THE REGIONAL PLANNING COMMISSION



The Plan Administration Division administers approved Master Plans and the Zoning Ordinance. It processes zone changes, zone exception and permit cases. The Division also prepares the quarterly population estimates of the County.

Administration of the State and County Subdivision laws and ordinances is performed by the Subdivision Administration Division. It processes tentative subdivision tract maps, recommends conditions for their approval, and submits them for Commission approval. Subdivision statistics and records are maintained by the Division.

The Administrative Service and Enforcement Division under the guidance of the Executive Assistant has several functions. It handles the actual enforcement of the Ordinances and Laws of the County related to planning. The newly formed staff of the Regional Development and Beautification Committee is under the supervision of this Division. It is also responsible for budget preparation and control, and for the payroll. It maintains the department library and keeps a centralized map file. In addition, general housekeeping duties are performed by this Division.

Besides heading the Administrative Services and Enforcement Division, the Executive Assistant is the key public relations liaison with outside agencies. Press releases containing briefs on each Commission action are supplied to these agencies and to the press. A revision of the pamphlet "Zoning and You", which describes the purposes and functions of zoning, was in progress at the end of the fiscal year. These pamphlets are distributed to the public at each Commission hearing.

The Zoning Board sits as an advisory body to the Commission in conducting hearings and making recommendations on exceptions and permits under the Zoning Ordinance of the County.

On June 30, 1956, a total of 86 positions were filled. Sixty-two of these were in the planning classification. The position distribution according to function was as follows:

General Administration	17	Subdivision Administration	12
Plan Administration	31	Advance Planning	29
Total Positions Filled		86	

# Administrative Data revenue and expenditures

## REVENUE FROM CASE FILING FEES

<u>TYPE</u>	<u>NO.</u>	<u>FEE PER CASE</u>	<u>AMOUNT</u>
Zone Changes	188	\$ 35.00	\$ 6,720
Zone Exceptions	397	35.00	13,895
Special Permits	118	10.00	1,180
Cemetery Permits	3	100.00	300
Explosive Storage	2	10.00	20
Total	708		\$22,115

## REVENUE FROM MISCELLANEOUS FEES

<u>TYPE</u>	<u>AMOUNT</u>
Transcript Fees (Paid through Board of Supervisors)	\$2,393.69
Transcript Fees (Paid directly to RPC)	254.30
Witness Fees	10.30
Zoning Ordinance Booklets (@ \$1.50 per booklet)	390.00
Service Contract with City of Lakewood	4,764.05
Total	\$7,812.34

## TOTAL REVENUE

Case Filing Fees	\$22,115.00
Miscellaneous Fees	7,812.34
Total	\$29,927.34

Revenue received during the 1955-56 fiscal year decreased \$1,783.40 below that of the last fiscal year.

## APPROPRIATIONS AND EXPENDITURES BY TYPE

<u>Type</u>	<u>Appropriation</u>	<u>Saving</u>	<u>Expenditures</u>	<u>Balance</u>
Salaries-Wages	\$ 560,078	\$29,964	\$ 538,831	\$ -8,717*
Maintenance-Operation	35,865		32,430	3,435
Capital Outlay (Equipment)	6,700		5,160	1,540
Total	\$ 602,643	\$29,964	\$ 576,421	\$ -3,742

\*The overexpended Salaries and Wages balance was caused when several positions hitherto unfilled were activated with the Board of Supervisors' permission.

The net expenditures for 1955-56 totaled \$576,421, which is an increase of \$37,077 over \$539,344 of the last fiscal year. Expenditures for Salaries and Wages represented 93.5% of the total.

# Workload Data

## REGIONAL PLANNING COMMISSION

MEETINGS 73

PUBLIC HEARINGS 242

\*AGENDA ITEMS 3,448

## REGIONAL PLANNING DISTRICT

MEETINGS

3

## ZONING PROGRESS

(Statistics in square miles)

### Precise Zoning of Unincorporated Land by Major County Areas

Areas	Completed		Under Study		Total Area
	New	Restudy	New	Restudy	(Unincorporated)
Coastal Plain	26.2	16.6	29.1	19.4	429.79
North County	59.8	00.0	19.4	20.5	2,545.70
Santa Monica Mountains	2.7	00.0	29.9	00.0	169.00
Channel Islands	00.0	00.0	00.0	00.0	130.00
Total	88.7	16.6	78.4	39.9	3,274.49

### County Area Zoned (including cities)

	Incorp.	Unincorp.
July 1, 1955	783.10	626.91
Newly zoned		88.70
Newly annexed **	7.82	- 7.82
Newly incorp.	17.80	-17.80
June 30, 1956	808.72	689.99
Total County Area Zoned	1,498.71	
TOTAL COUNTY AREA	4,083.21	

## SUBDIVISIONS

Tract Maps	No.
Pending July 1, 1955	94
Received	716
Approved	643
Denied	8
Withdrawn	88
Disposed	739
New tentative	405
Revised	212
Reactivated	48
Renewals	74
Pending June 30, 1956	71

## MASTER PLANS, AMENDMENTS

Type	No.
Riding and Hiking Trails	1
Highways	61
Shorelines	4

\*A case may appear several times as an agenda item.

\*\*Figure includes City of La Puente

**POPULATION RESEARCH**

<u>Building Permits Reviewed</u>	<u>No.</u>
Unincorporated area	47,456
Incorporated area	52,242
Contract cities	3,365

<b>Total</b>	<b>103,063</b>
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<u>Inquiries</u>	<u>No.</u>
Citizens	304
County Departments	164
Other Governmental Agencies	132
Special projects	57

<b>Total</b>	<b>657</b>
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<u>Annexations Reviewed</u>	<u>No.</u>
Inhabited Act	31
Other	96
Dwelling units placed in cities	5,333

<u>Miscellaneous</u>	<u>No.</u>
Reports from other cities	480
Population Bulletins published	4

**ZONING BOARD**

<u>Type of Hearings</u>	<u>No.</u>
Zone Exceptions	482
Special permits	122
Cemetery Permits	3
Explosives	2
Revocations	5

<b>Total</b>	<b>614</b>
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**ZONING INFORMATION AND COUNSELING**

<u>Information</u>	<u>No.</u>
Counter inquiries	40,650
Telephone inquiries	43,335
Correspondence	765

<u>Counseling</u>	
Situations discussed	3,284

<b>Total</b>	<b>88,034</b>
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<u>Miscellaneous</u>	<u>No.</u>
Forms issued	1,473
Cases filed	712
Special Use Business	
Licenses Reviewed	2,629
Dance License Applications	
Approved	80
Outdoor advertising permits reviewed	929

**EXCEPTIONS, PERMITS, REVOCATIONS**

<u>Cases</u>	<u>No.</u>
Pending July 1, 1955	76
Newly filed	564
Approved	453
Denied	75
Withdrawn	17
Disposed (total)	545
Pending June 30, 1956	95

**ZONE CHANGES**

<u>Cases</u>	<u>No.</u>
Pending July 1, 1955	56
Filed by petition	200
Filed by RPC initiative	56
Approved	159
Denied	78
Transferred to rezoning	14
Withdrawn	13
Disposed	264
Pending June 30, 1956	48

**ZONING ENFORCEMENT**

<u>Inspections</u>	<u>No.</u>
Land uses	1,119
Advertising signs	74
Business licenses	66
Exceptions and permits	1,206
Court cases	41

**MAPPING**

<u>Maps</u>	<u>No.</u>
Zone Change	400
Exception, Special Permits	802
Precise Plan Final	109
Special Zone	34
Office Record	207
Recording Amendment	1866
Special	91
Individual Project	62
<b>Total</b>	<b>3,571</b>

**MISCELLANEOUS**

<u>Plot Plans</u>	<u>No.</u>
Filed	606
 <u>Street Name Committee</u>	 <u>No.</u>
Meetings	4
Name changes processed	60

THE REGIONAL PLANNING COMMISSION, LOS ANGELES COUNTY  
 Established by Ordinances 805 and 806  
 Adopted by the Board of Supervisors December 18, 1922

LOS ANGELES COUNTY REGIONAL PLANNING DISTRICT<sup>1</sup>  
 Established by resolution of the  
 California State Planning Board October 21, 1939

MASTER PLAN OF LOS ANGELES COUNTY

<u>Element</u>	<u>Plan</u>	<u>Date of Adoption by Board of Supervisors</u>
Land Use	Zoning Ordinance (1494) <sup>2</sup>	September 12, 1927
	Land Use	February 27, 1940
Circulation	Highways <sup>3</sup>	February 27, 1940
	Freeways	September 16, 1947
Transportation	Airports	January 8, 1946
	Heliports	April 1, 1952
Recreation	Shoreline Development	September 4, 1945
	Parks <sup>4</sup>	November 23, 1948
	Riding and Hiking Trails	July 26, 1956
Public Buildings	Civic Center	June 15, 1954
	Wayside Honor Farm	July 1, 1947
Community Design	Subdivision Ordinance (4478) <sup>5</sup>	March 19, 1945

1. The Regional Planning Commission of Los Angeles County is ex officio the Commission of the Regional Planning District as provided in Article 1, Chapter 2, Title 7 of the Government Code, State of California, where the District consists of one County.

2. Zoning Ordinance 1494 has been continuously amended to incorporate modern concepts in zoning law. Ordinance 5447, adopted December 13, 1949, amending Ordinance 1494, constituted a comprehensive revision of the original ordinance.

3. North County portion of Highway Plan was substantially revised by resolution of the Board of Supervisors dated August 4, 1955.

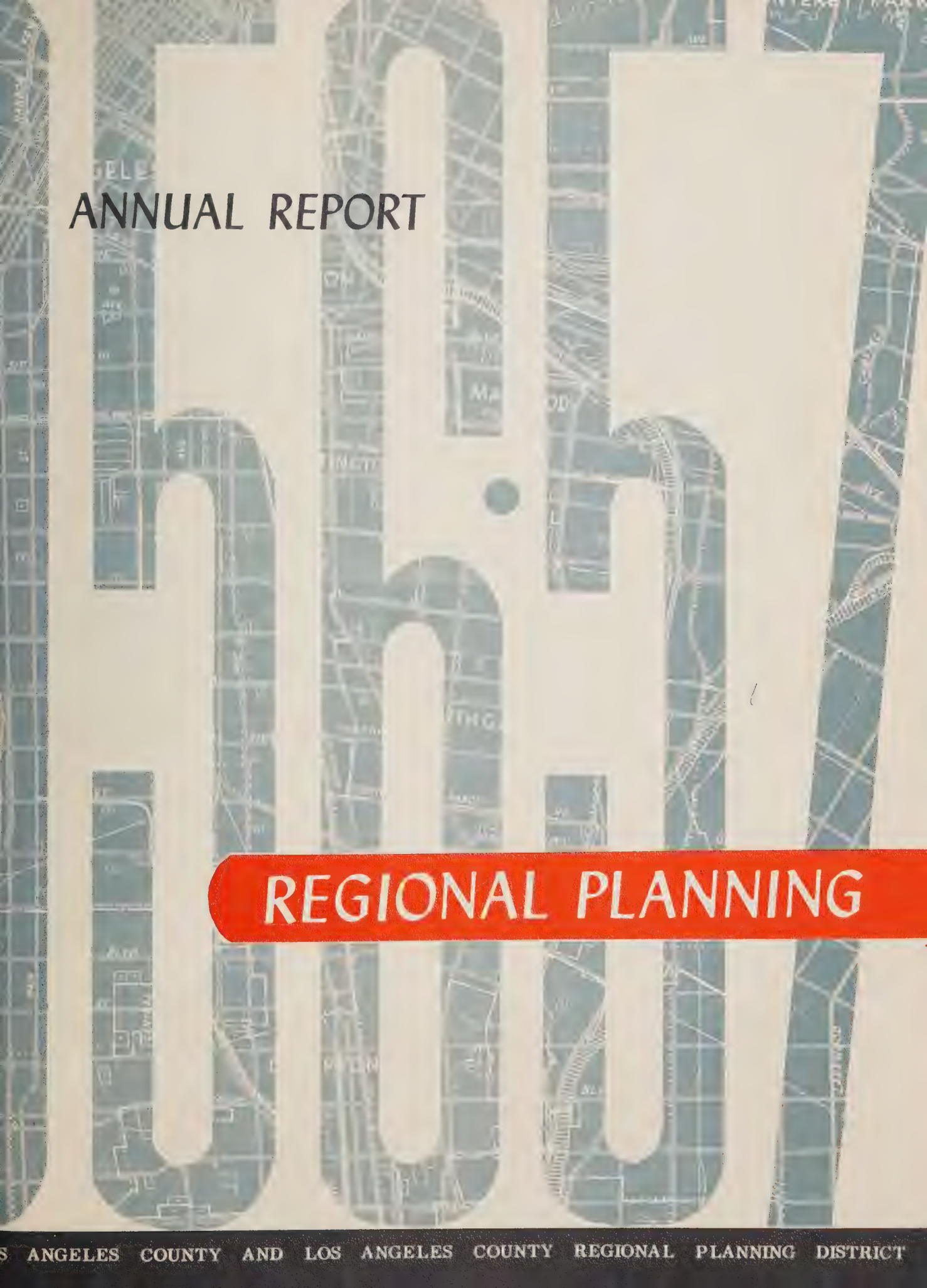
4. The Plan of Parks is currently under study for revision.

5. Ordinance 4478 repealed and superseded original Subdivision Ordinance 3351, adopted by Board of Supervisors on October 9, 1933.

Edited: Edward A. Holden

Designed: Gene Wolfe





# ANNUAL REPORT

## REGIONAL PLANNING

#### IN MEMORIAM

Robert S. Groman

Commissioner December 18, 1951--January 26, 1957

Robert S. Groman, who had been Chairman of the Regional Planning Commission for more than two years, passed away while still a member of the Commission. Mr. Groman gave unselfishly of himself for all things that worked for the improvement of man and he was an inspiration to the Commission and its staff. To those who had the privilege of working with him, he was not only a co-worker but a friend. The Regional Planning Commission bears testimony to his personal and civic accomplishments.

Los Angeles, California  
September 1, 1957

Honorable Board of Supervisors  
County of Los Angeles

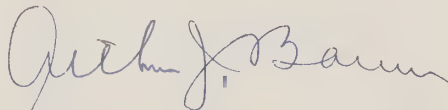
Gentlemen:

In compliance with Ordinance No. 4099 (N.S.) requiring reports of all departments, I am transmitting herewith the Annual Report of the Regional Planning Commission for the Los Angeles County Regional Planning District and County of Los Angeles, for the fiscal year ending June 30, 1957.

The activities of the Commission reported for the past fiscal year reveal the scope and complexity of problems confronting it. The Commission has continued to broaden its objectives and provide for the constantly increasing population of the County through comprehensive land use planning. It will be noted that a new Division and four new Sections have been added in the Planning Department in order to accomplish these objectives and meet the future demands of an expanding County more efficiently.

A copy of this report is also being filed with the State as required by Title 7, Chapter 1, of the Government Code.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Arthur J. Baum". The signature is fluid and cursive, with the first name "Arthur" and last name "Baum" clearly distinguishable.

Arthur J. Baum , Chairman

# *ANNUAL REPORT*

## The REGIONAL PLANNING COMMISSION

### County of Los Angeles

108 West Second Street, Los Angeles 12, California

#### The Board of Supervisors



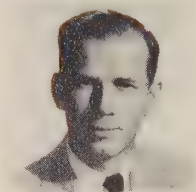
John Anson Ford  
Chairman



Burton W. Chace,



Warren M. Dorn



Kenneth Hahn



Herbert C. Legg

#### The Regional Planning Commission



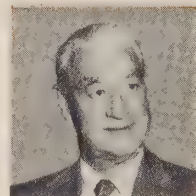
Arthur J. Baum,  
Chairman



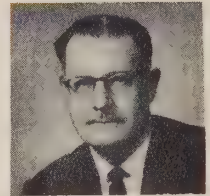
Mrs. L. S. Baca  
Vice Chairman



Alson E. Abernethy



Zell F. Harshon



Louis Kanaster



Milton Breivogel,  
Director

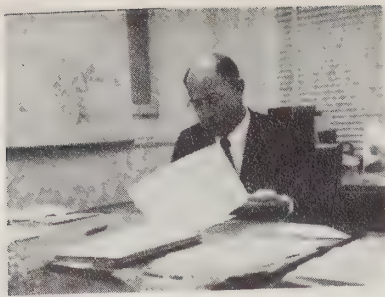


Irma Ruther  
Commission Secretary

# *REGIONAL PLANNING 56/57*

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Background--Staff Workload --Administrative Data	



## PLANNING AHEAD

Planning ahead for the future needs of an expanding County continues to be the aim of the Los Angeles County Regional Planning Commission. By the end of the 1956-57 fiscal year the County's population had increased 217,183 over that of last year. It appears that the average annual increase of 200,000 people since 1950 will persist for some time. Along with this constant expansion, the administrative functions of the Commission have remained at the same high level as in past years. Zone change, special permit, and zone exception processing as well as the precisizing of highway alignments and the acquisition of school sites have been in progress at a steady rate.

The Annual Report for 1956-57 reflects an active year for the Regional Planning Commission. Reappraisal of land use and zoning in the subregional areas of the County was in process and some major aspects of the study were carried forward into the next fiscal year. The restudy of land use within the County is a continual function necessary to comprehensive planning for a changing County, such as the County of Los Angeles.

Commencement of the North County Master Plan studies was a significant step in encouraging the orderly growth of this area, in view of its rapid population expansion and urbanization. Interim protective zoning was applied to the region in order to prevent undesirable, uncontrolled development.

The League of California Cities requested the Board of Supervisors to initiate a study for a Uniform Zoning Ordinance. Impressed by the importance of a standardized ordinance in a rapidly growing County, the Board of Supervisors instructed the Commission to begin such a study in cooperation with the League and other interested groups.

These are highlights of the year's progress. More detailed descriptions of these activities as well as other accomplishments of the Regional Planning Commission during 1956-57 will be found in the first part of this report. The second section describes the organization and functions of the planning staff of the Commission.

M.B.

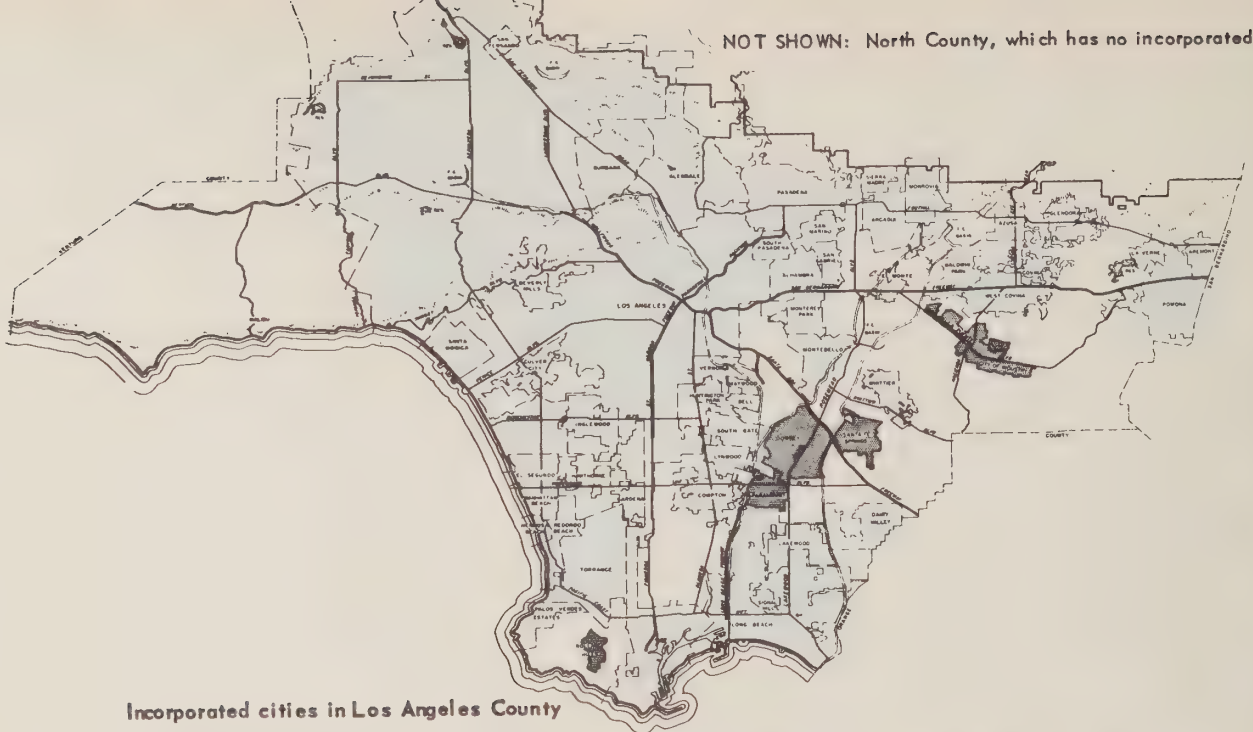
## *Expanding Functions of the RPC*

Expansion describes our current ways of thinking as compared to the past, not only in the scope of ideas, but also in their intricacy. Expansion also characterizes our ways of doing, both socially and technologically. Foresight in planning is essential in order to provide the proper atmosphere and environment in which our ideas, technology, and way of life may develop most efficiently and prove most beneficial. Local planning units as well as larger ones share the responsibility for assuring such an environment. A trend has been evident in the nature of the activities of the Los Angeles County Regional Planning Commission. The trend indicates an expansion of its functions as a regional planning agency. This report reveals an awareness by the Commission of its duties as a regional planning body and describes what it has been doing and what it proposes to do in order to fulfill this responsibility. Before presenting the Commission's 1956-57 report we might consider the concept of regional planning.

What is Regional Planning? The first published Annual Report of the Commission asserts,

Regional Planning is based upon the conception of the intercommunity interest, or metropolitan unity, of Los Angeles County. It recognizes that while local problems may best be solved by local authority, those great factors which make of the County a composite unit rather than a series of disconnected communities must be handled by some agency of the whole rather than by the disconnected efforts of each local unit. Those problems which affect each community not alone within itself but in relation to the other communities of the metropolitan area are Regional problems.

Further, it decrees one of the aims of regional planning as the molding of the incorporated cities and unincorporated towns into a unity of metropolitan conscious-



Incorporated cities in Los Angeles County

ness and action. The Regional Planning Commission's concern is the coordination of the plans of cities and plans for the unincorporated area to produce a regionally oriented plan. Thus, planning for the County as a unit is regional planning.

Since publication of the first Annual Report in 1924, twelve cities have incorporated and six of them became new cities this year. These incorporations brought the total number of municipalities in Los Angeles County to fifty-four. Ten other communities have indicated an interest in incorporation. Thus, in view of a continuing incorporation trend, one of the roles of regional planning--integration of city planning with planning for the entire region--becomes increasingly important in order to foster orderly development of the region.

Los Angeles County has grown at a rate of 513 people per day since 1950! The annual rate of population increase during the past seven years has been approximately 200,000; thus, by the end of the year 5,507,429 persons resided in the County--38.8 per cent of California's population. The yearly increase is cur-

rently equivalent to the combined populations of the cities of Glendale and Burbank, which rank fourth and fifth, respectively, in city population within the County. Some areas showed more striking increases than others. The northern portion of the County, which partly lies in the Mojave Desert and includes the mountains and



mountain valleys northerly of the coastal plain, increased by 27.9 per cent over last year. Its population numbered 70,607 by the end of the year. The most intensive growth of this region, a sparsely populated rural area heretofore, has occurred since 1950.

The East San Gabriel Valley is another area of marked population expansion. In 1956 an estimated 276,529 people were residents of this region. A year later the population had increased 12.9 per cent to a total of 312,156. This area,

Population and Residential Activity, East San Gabriel Valley

Year	Population	Increase	Dwelling Units	Increase
1940	66,179	80%	20,863	81%
1950	119,203	162%	37,766	158%
1957	312,156		97,450	

also, has shown its most pronounced rate of increase since 1950; however, a similar trend for the County as a whole has not been the case. Although the County has been rapidly expanding numerically since 1950, the percentage increase was greater between 1940 and 1950. Thus, it is evident that the expansion of North

County and the East San Gabriel Valley has resulted not only from migration into the County, but, in addition, from migration within the County itself.

Corresponding to expansion in population have been increases in dwelling units. The Los Angeles area leads the nation in home building activity. While the percentage increase in multiples constructed this year was slightly more than the percentage increase in single family residences for the same period, the latter remained dominant in the dwelling unit pattern of the region.

Registered passenger cars totaled 2,379,119 at the end of the year. This is equivalent to a car for every 2.3 persons residing in the County and to an average increase of 224 cars per day since last year.

Industrial and commercial expansion has been in evidence. In 1956, 123 new industries were opened and 383 existing industries expanded their plants. This activity created an additional 21,960 jobs. Large shopping centers have mushroomed throughout the County. In January, department store sales in the Los Angeles Metropolitan Area rose to the highest level on record, considering



May Company store under construction at Eastland Shopping Center

seasonal factors. No slack in production and supply was apparent with two May Company stores--Eastland and South Bay, a Robinson's--Pasadena, and three Sears--El Monte, Lancaster, Pasadena, under construction during the year. In addition, May Company, Sears, and Broadway have announced plans for future store construction in other areas.

Problems arising as a result of the great expansion of population and rapid development of the region have become increasingly complex. Where will the people live? Has an adequate amount of land been set aside to provide for economic growth necessary to support their communities? Will the existing and planned highway and freeway system be adequate to accommodate their automobiles and the commercial vehicles necessary for their industries? How many schools will be needed for their children? Will the existing recreation facilities be adequate for their leisure time needs?

The Commission's approach in solving these problems was to lay a foundation upon which planning could be based. By so doing, land use plans can be designed for the most profitable utilization of the County's resources. The foundation is a **POPULATION PROJECTION** of the County for the year 1975.

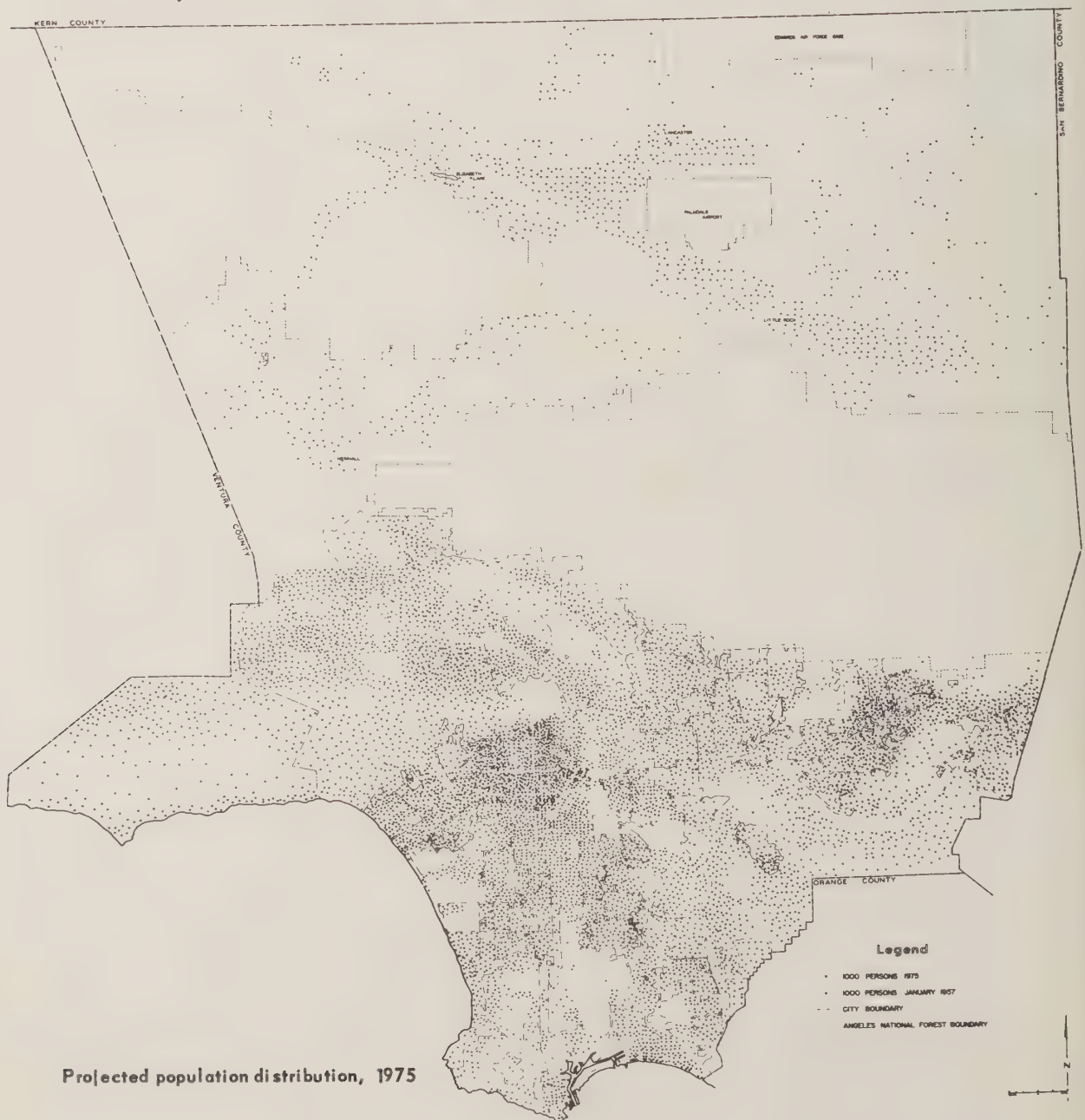
By 1975, nine million people will live within the boundaries of Los Angeles County. Estimates made by the Research Department of the Security First National Bank, the California Taxpayer's Association, and the California State Department of Finance show an average yearly population increase of 211,024 since 1950. In making its projection the Commission assumed a net population increase of 200,000 per year through 1975. Implicit in this assumption is the belief that many of the conditions which encourage the current rate of increase will remain relatively unchanged.

The assumed rate of increase is composed of two factors: the net natural change, births vs. deaths, and the net migration change, in-migration vs. out-migration. Prior to this time, the net migration increase, established by the high rate of in-migration, has played the major role in the growth of the population. It probably will continue to do so for the next several years; however, it is expected that the net natural increase will compose a progressively larger proportion of the total expansion and that the net migration increase will diminish proportionately as 1975 is approached. In 1950 there were 88,888 births and the corresponding net natural population increase was 49,443; in 1956 births totaled 128,925 and the net natural increase was 79,706.

With the question "How many people?" tentatively answered, the next inquiry was "Where will they live"? What are the potentialities of the County for

sheltering nine million people within its 4,083 square miles?

Basic assumptions underlying the DISTRIBUTION OF POPULATION IN 1975 seen on the accompanying map were 1) the dispersal or decentralization of employment centers will continue, 2) the growth of multiple dwelling units west of the downtown area will increase with some possible displacement of single family residences and, in addition, vacant land in this area will be developed, 3) the pattern



of single family residences will continue, although it may be modified somewhat, 4) industrial areas will not have significant increases in population, even though some people presently reside in such areas, and 5) adequate water supplies will be available in the Malibu area and in North County.

Many special problems have arisen which must be taken into consideration in planning for future housing and community development. Much of the land remaining after the subdivision boom of 1954 and 1955 is in remnant parcels or on hillsides. The Board of Supervisors ordered all related County departments to conduct a study regarding problems resulting from HILLSIDE DEVELOPMENT.



Hillsides undergoing leveling for residential construction



Problems which the study anticipated included erosion caused by unprotected slopes and fills, sanitation, access by Master Plan Highways and local streets, and fire hazard due to lack of adequate access to isolated areas beyond subdivisions. After examining these conditions, one of the recommendations made was that a grading ordinance establishing regulations governing hillside development should be adopted. The proposed regulations would do the following: require the planting of slopes, regulate minimum lot sizes, require the posting of a faithful performance bond for the completion of grading, and establish general provisions regarding mountainous terrain. Subsequently, such an ordinance was prepared by the County Engineer and adopted by the Board of Supervisors.

RESIDENTIAL DEVELOPMENT continued in the East San Gabriel Valley. More than 9,000 dwelling units were constructed during the year. Since 1950 there

has been a 158 per cent increase in the number of dwelling units. This area accounted for approximately 14 per cent of the subdivision activity in the unincorporated County. The Commission opened a Branch Office in San Dimas in order to bring its services nearer the people of this area.

Expansion was the keynote in the Antelope Valley. In 1956 there were 22,243 dwelling units in North County. At the end of this year there were 25,352--a 24 per

#### Population and Residential Activity, North County

Year	Population	Increase	Dwelling Units	Increase
1940	14,517	92%	5,565	74%
1950	27,884	149%	9,702	158%
1957	69,556		24,998	

cent increase. Even though all of North County is unincorporated, never before has it accounted for as much as 45 per cent of all new tract maps filed with the Commission as it did this year. A large portion of the acreage in these maps were Record of Surveys with large parcel sizes, which means that, after approval, large areas of land would be developed for residential use and no street improvements would be required by law.



With a view to curbing undesirable development and promoting orderly future growth in the northern portion of the County, the Board of Supervisors adopted an INTERIM ZONING ORDINANCE in February which placed all land in the Fifth Supervisorial District zoned M-3--2074 square miles--under A-2-1 zoning. M-3



Area in the Fifth Supervisorial District under A-2-1 interim, protective zoning.

is an unclassified zone applying to all areas which have not been precisely zoned. Any use not requiring a special use permit is allowed under M-3. The A-2-1 (Heavy Agriculture, one acre minimum area) zoning was a protective measure which restricted the area to the uses of this zone. Consequently, many of the M-3 uses were no longer permitted. An individual contemplating developing his property for a use allowed under the previous M-3 zoning could not proceed with his plans unless a zone exception was granted. The Commission opened a BRANCH OFFICE IN THE ANTELOPE VALLEY a week after the protective zoning had been adopted; thus it was able to give prompt assistance to those affected by the zoning and the office served as a closer contact with residents of the Antelope Valley.

The Board of Supervisors ordered the Commission to begin immediate study of this area for precise zoning. Study began on communities in which the most rapid development had occurred, such as Pearblossom, Lake Hughes, and Malibu Lake-Las Virgenes. Newhall, Agoura-Calabasas, and Topanga Canyon were under study for precise zoning prior to the order.



Palmdale Airport and surrounding area zoned M-1½ and M-2½

Military operations and civilian production activity at Edwards Air Base and Palmdale Airport exert a major influence upon the Antelope Valley area. The rapid influx of population and subsequent residential development was associated with military and commercial expansion in aircraft production. A major precise zoning study of the PALMDALE AIRPORT and its surrounding area was undertaken. The airport is used by the United States Air Force as a production and Testing Center. This area, covering 4600 acres, also includes prime contractors of airframes. Precise zoning studies were prepared for land up to a two and one-half mile radius from the airport. The Commission recommended Aircraft-Heavy Industrial (M-2½) zoning for 10,800 acres and Restricted Heavy Manufacturing (M-1½) zoning for

7,000 acres. This recommendation resulted in making available to aircraft testing, production, and the necessary subcontractors approximately 28 square miles of land.

The need for a comprehensive plan which could serve as a guide to encourage balanced, efficient land use in the North County region was apparent in view of its impending urbanization and, also, the filing of subdivision tract maps covering areas from 500-600 acres. Such large tracts represent entire communities within themselves. Projects preliminary to the preparation of a NORTH COUNTY MASTER PLAN were begun. Base maps at the scale 1500 feet to one inch are used in regional studies such as this. They contain geographical, topographical, and planning data and omit extraneous information. After these studies have been accomplished, changes and additions to existing elements of the Plan will be made and new elements will be added. Results of the study will be reported in a future publication of the Commission.

Another major project which was continued this year is the REEVALUATION OF LAND USE within each subregional planning area. The first study was completed last year with the publication of the East San Gabriel Valley Report. Since

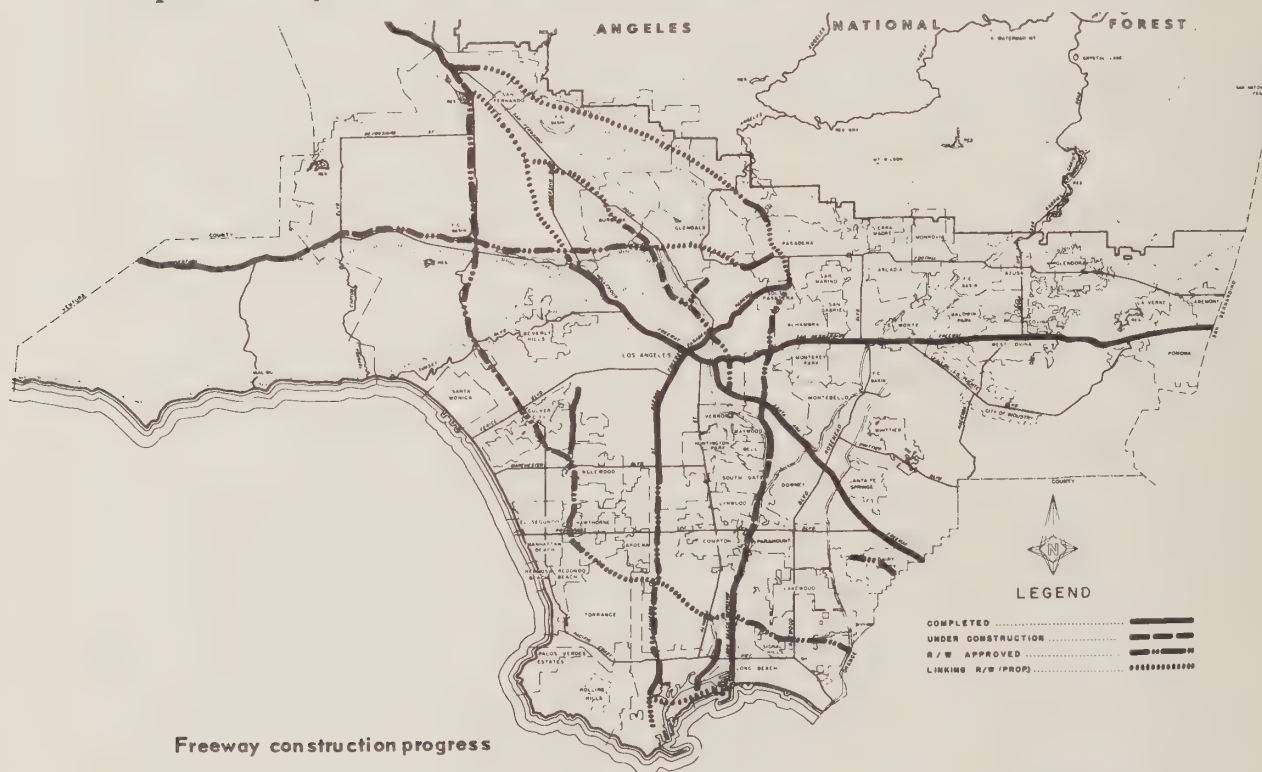


Subregional planning areas of Los Angeles County

studies on a Master Plan for North County have commenced, eight subregional areas remain for investigation. The studies are designed to encourage the creation of balanced land use patterns, which reserve adequate land for residential, commercial, and industrial uses and for circulation, schools, parks, and community services. The projected population for 1975 as well as existing land use patterns

will be used as bases for the remaining reevaluations. Coordinated planning within the subregional areas will be encouraged.

The next prime question to be considered is the adequacy of the existing and planned major HIGHWAY AND FREEWAY SYSTEM to accommodate the auto-



Freeway construction progress

mobiles and commercial vehicles of an expanded population. Circulation, communication, improvements, and access to commodities are essentials to the mobility of a population and, to a large degree, they determine the extent of decentralization and movement into outlying areas.

The Commission cooperated in a statewide highway deficiency study which was aimed at ascertaining what must be done to the highway system in order to adequately provide for the circulation demands of 1971. By using the population projection as a base and by relating industrial and commercial zone locations to highway needs, probable deficiencies were established and recommendations were made to the State Highway Commission.

An Interdepartmental Freeway Committee was created for the purpose of reviewing all proposed freeways regarding their effect on the physical aspects of

communities, neighborhoods, and the County street system. The Committee, composed of a staff member of the Commission and the County Road Department, and the County Engineer, made recommendations to the State Division of Highways. Most details of design were agreed upon by the Committee to the mutual satisfaction of County and State before a particular freeway was presented to the Board of Supervisors.

The Commission also participated in the subcommittee of the Metropolitan Transportation Engineering Board which has been formulating recommendations to the State Division of Highways for a Master Plan of Freeways and Expressways for Metropolitan Los Angeles.

Perpetuation of an intelligent citizenry means, as a minimum, the provision of an adequate number of SCHOOLS. This requirement is especially pressing since the number of school age children has been increasing proportionately more than the population as a whole. The Commission approved 59 school site acquisitions; of these sites, 40 were new. The East San Gabriel Valley area con-








#### NEW SCHOOL SITES CONSIDERED, BY TYPE AND SUBREGIONAL AREA

Study Areas		Elementary	Intermediate	Junior High	Senior High	Junior College	District Admin Headquarters	Total
ANTELOPE VALLEY	10				1			11
CENTRAL	2							2
EAST SAN GABRIEL	10			2				12
SOUTHEAST	3	1	1	1		1*		7
SOUTHWEST	7							7
WEST CENTRAL			1					1
Total	32	1	2	3	1	1		40

\*Disapproved Site

tained the largest number of sites approved for acquisition. This area, which began active development several years ago, now has a substantial school age population.

# LEGEND

-  EXISTING SCHOOL
-  EXISTING SCHOOL
-  PROPOSED K6 SCHOOL SITE  
(KINDERGARTEN THROUGH 6th GRADE)
-  PROPOSED K6 SCHOOL SITE  
(ALTERNATE SITE)
-  PROPOSED K8 SCHOOL SITE  
(KINDERGARTEN THROUGH 8th GRADE)
-  HIGH SCHOOL SITE
-  PROPOSED PARK SITE



Palos Verdes School District showing existing schools and school sites and proposed school and park sites

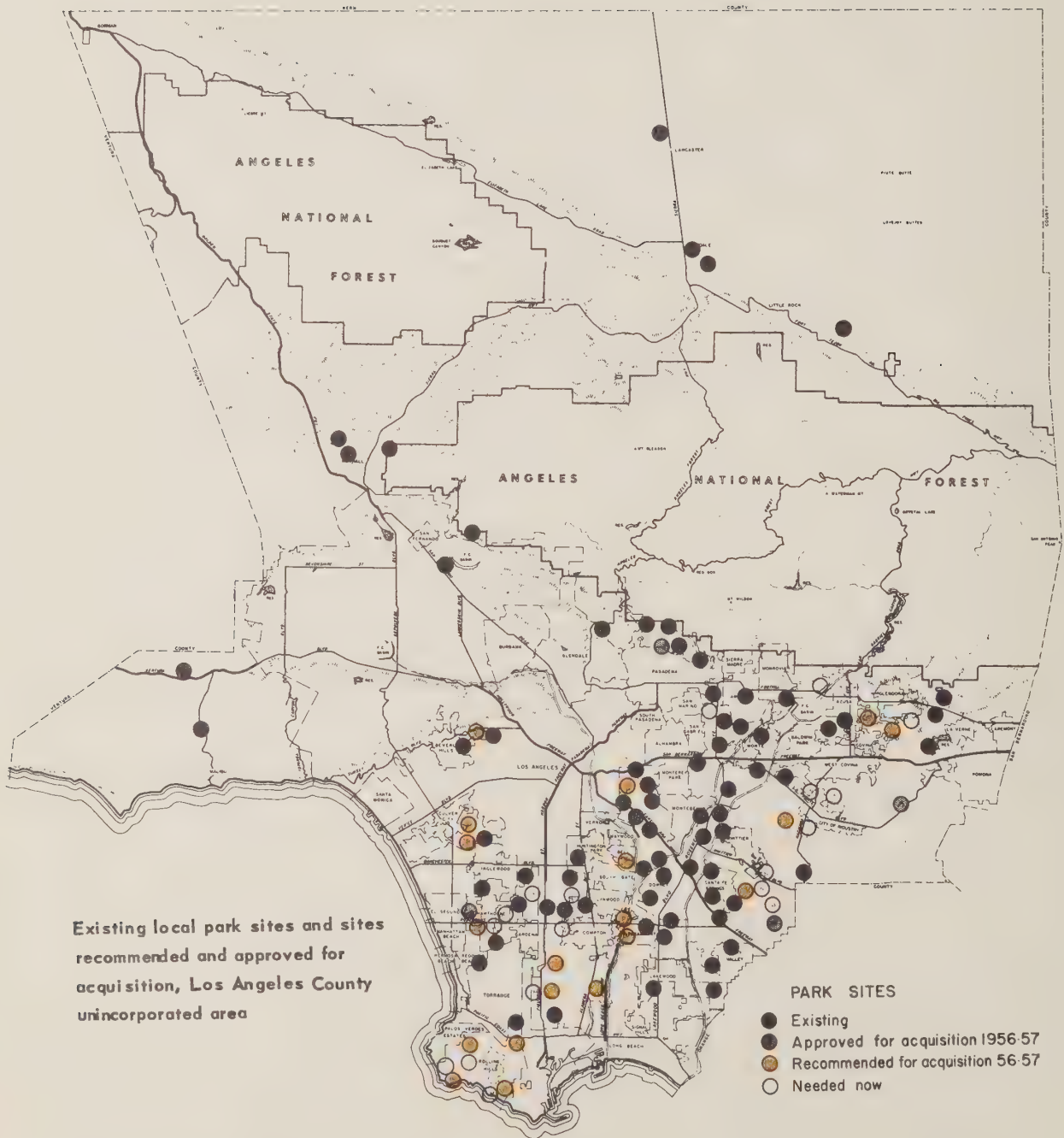
Foresight in locating and designing school sites in large subdivision tracts is a necessity when processing tract maps of a size equivalent to a neighborhood or community. In many cases school districts have not anticipated the expansion of urban development in large desert or farming areas.

Several school districts were assisted in their preparation of justifications for requests of State aid in school house planning and construction. A generalized zoning map was prepared for the Covina Union High School District and letters supporting the District's population sampling methods and projections were sent to the Division of School House Planning, State Department of Education. Current population estimates and zoning data were supplied the Puente Union High School District. In addition, preliminary population forecasts were completed for the area comprising the Topanga and Las Virgenes School Districts.

The PALOS VERDES SCHOOL DISTRICT requested the Commission to determine the feasibility of its plan of proposed sites and to make suggestions for a master plan of school sites. An estimate of ultimate population and pupil distribution was made based upon topography and the existing zoning. Subsequently a master plan of school sites was prepared.

Recommendations were made to alleviate the existing school congestion and to provide for enrollment when the optimum population saturation point has been reached. Suggested sites were distributed to accommodate the anticipated pupil load and distribution. They were located to minimize physical limitations inherent in the hilly topography of the district.

Provision of adequate recreation areas and recreation variety for Los Angeles County residents has been a continuing major consideration of the Commission. The Palos Verdes School District study also considered a number of neighborhood and community park sites which could be developed in coordination with the suggested school sites. The purpose of park planning at this stage is the expansion of the plan of local parks for unincorporated communities and of regional recreation facilities for the entire County. LOCAL PARK PLANNING this year involved locating parks included in the 1956-57 budget appropriation. Planning considerations which were taken into account were the proximity of other park facilities, rate of subdivision activity, service area, and cost of acquisition. After

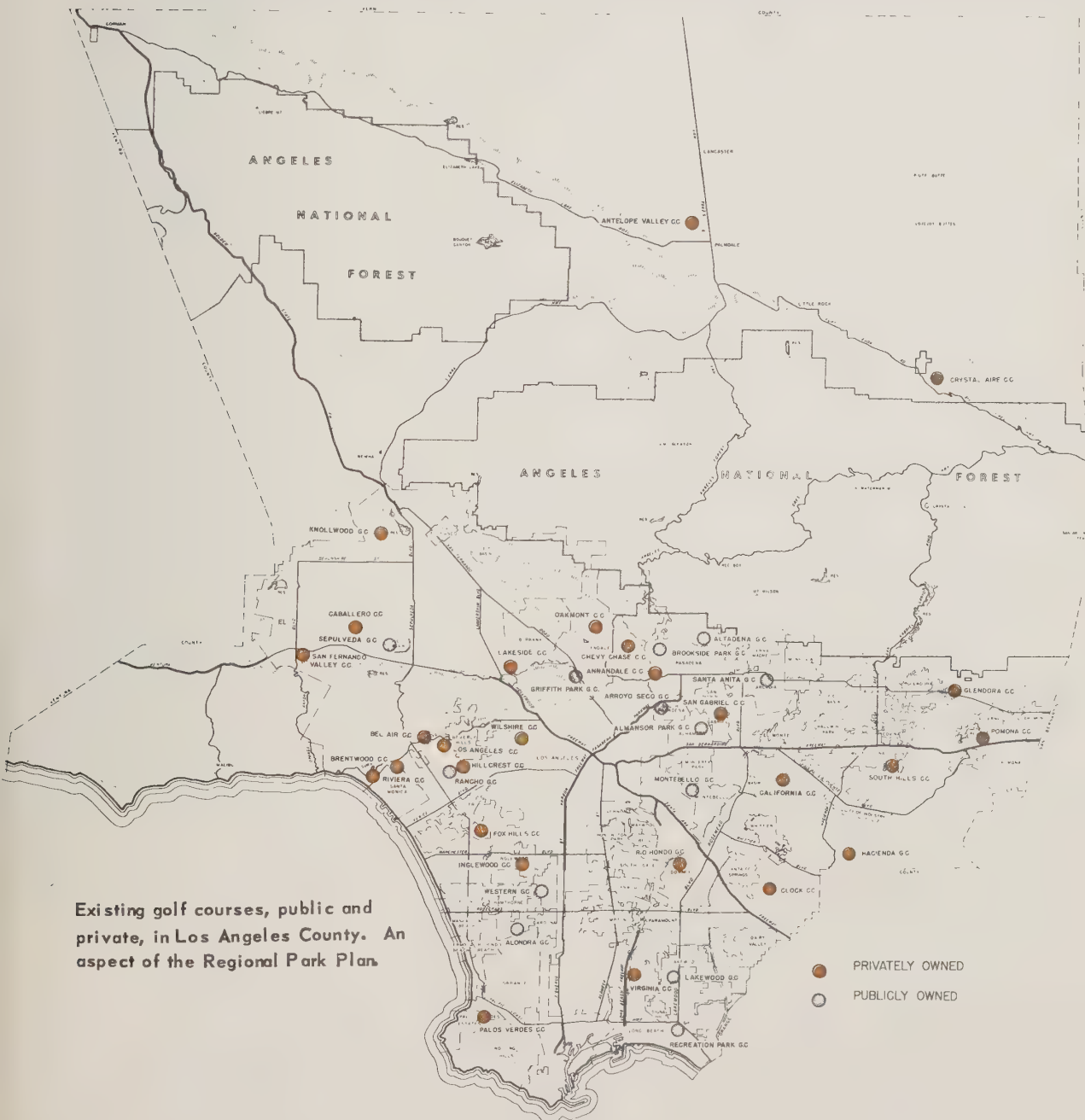


considering 23 primary and 18 alternate sites, the Commission approved 21 sites for acquisition.

The Riding and Hiking Trail Element of the Plan of Regional Parks, which

was approved by the Commission acting in its capacity as the Los Angeles County Regional Planning District, was adopted by the Board of Supervisors in July. The Plan was transmitted to cities in the County. Amendments to the Plan were located adjacent to Tujunga Wash, the San Gabriel River, Sawpit Wash, and Big Dalton Wash.

### Preliminary work began on aspects of the REGIONAL PARK PLANNING



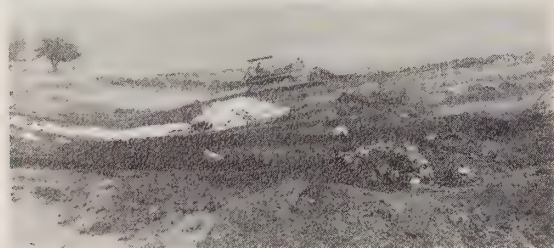
project, which was carried forward into the next year. Tabulation and mapping of existing and proposed regional park facilities were accomplished this year. The 1975 population projection is being used as a planning base for expansion of the Regional Parks Plan of the Recreation Element. Eaton Canyon and Big Tujunga Wash have been considered for future development and expansion. Several South Bay cities expressed an interest in the development of a regional park.

#### APPROVED PARK ACQUISITIONS, 1956-57

Study Areas	New Sites	Additions	Total
West San Gabriel	2	4	6
East San Gabriel	4	1	5
Central	1	3	4
Southeast	2	1	3
Southwest	2	0	2
Verdugo	1	0	1
Total	12	9	21

Several acquired park sites which were awaiting development have been operated by the Sanitation District as CUT AND FILL DUMP SITES as part of the land reclamation project. After the areas are filled and level, recreation facilities will be constructed.

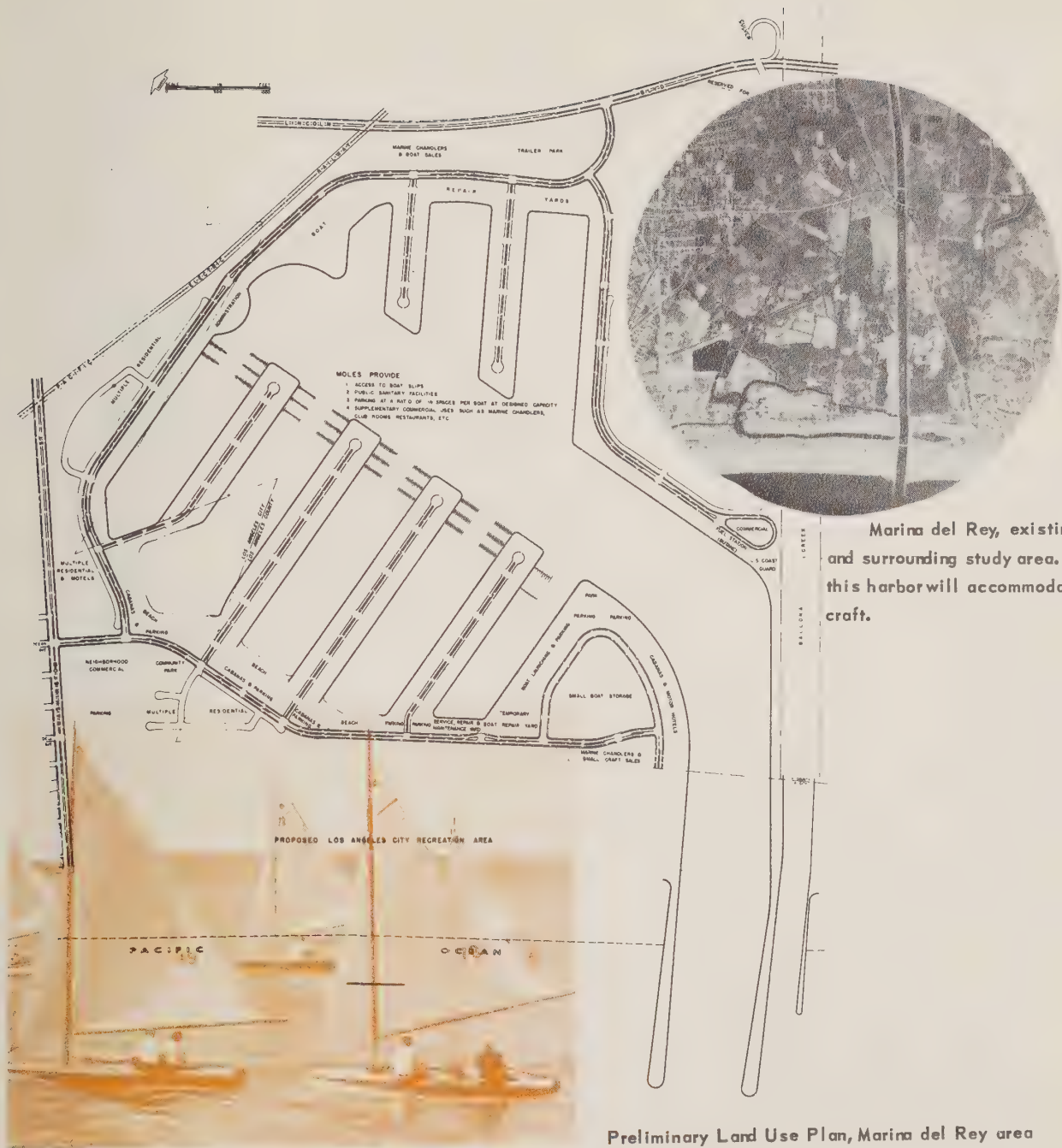
Entrance to Spadra  
Cut and Fill Dump  
Puddingstone



Rubbish disposal at Spadra Cut and Fill Dump



Operating area at Palos Verdes Cut and Fill Dump.  
A golf course will be constructed in this area after  
the land becomes level.



Marina del Rey, existing water facility and surrounding study area. When completed, this harbor will accommodate 9,000 pleasure craft.

Preliminary Land Use Plan, Marina del Rey area

Study continued on the MARINA DEL REY HARBOR area. The Plan for the Marina will be designed to provide a guide for possible zone changes required for proposed land uses surrounding the harbor.

A new recreation zone, was under study during the year. The project involved the creation of a zone classification suitable for recreation purposes due to geographical location, natural resources, topography, scenery, climatic conditions,

and existing land uses. The problem was to design a zone sufficiently restrictive to assure the recreational or resort characteristics of an area and yet flexible enough to permit necessary commercial uses accessory to it. A Resort and Recreation (R-R) zone amendment which will serve these aims was adopted by the Board of Supervisors in June.

Several special projects, regional in scope, were investigated this year. Efforts were being made to reduce some of the confusion resulting from attempts to interpret and administer the unrelated zoning ordinances of incorporated cities in the County. These ordinances prove to be a handicap for individuals, contractors, and corporations working in two or more jurisdictions or on a single property which overlaps into another jurisdiction. Precise zoning of unincorporated areas on the periphery of cities is difficult in view of the non-uniformity of zone

Los Angeles

Covina, Monrovia

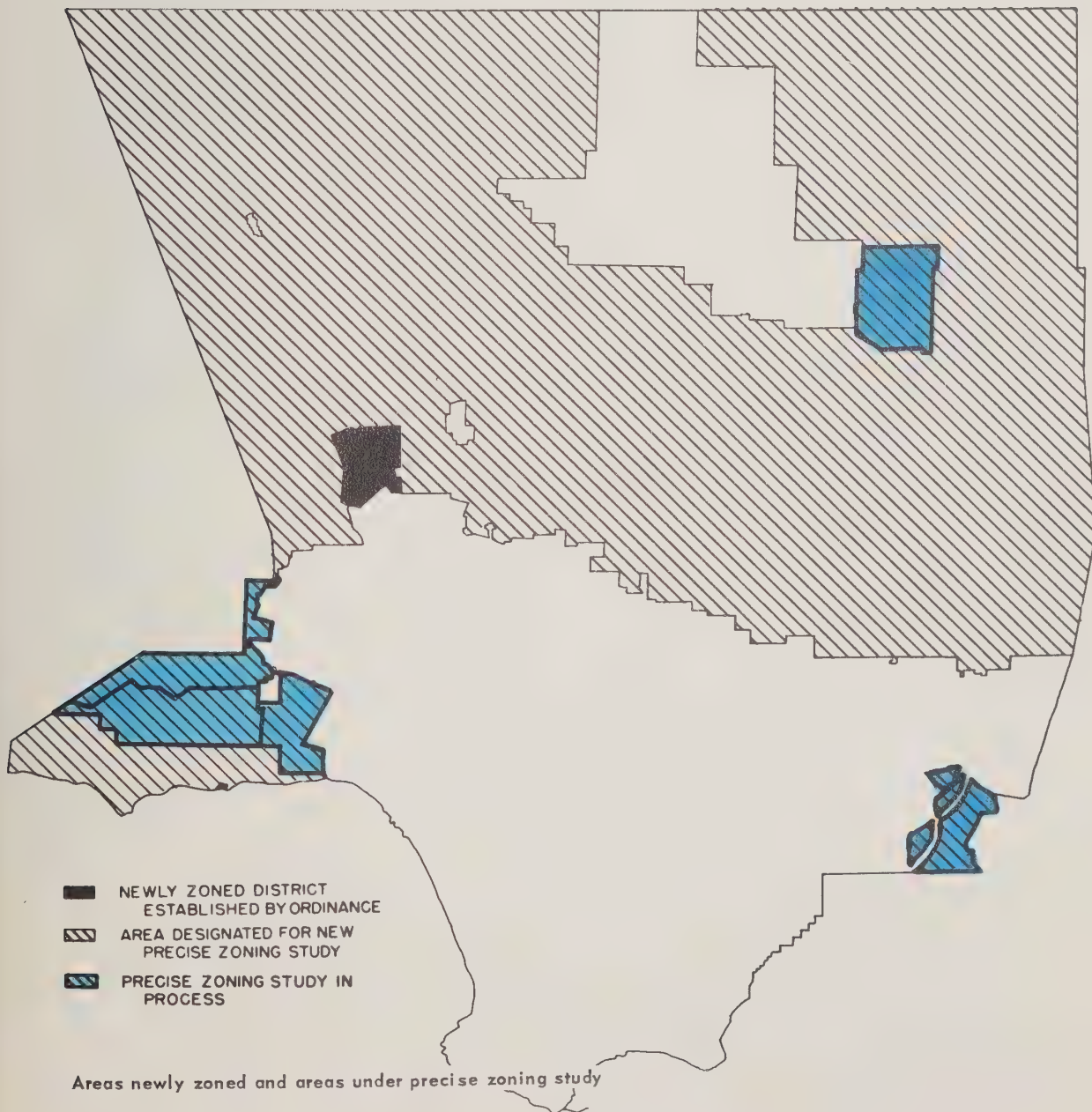
Glendora

Confusion of non-uniform zoning shown by R-4 zoning symbol designating different land use interpretations designations and provisions. The aim is to establish a UNIFORM ZONING ORDINANCE which could serve as a model for cities and yet provide for their individuality. Preliminary research involved the examination of all city ordinances in order to ascertain the most adaptable symbols, definitions, terminology, and procedures for standardization.

The unincorporated area of Los Angeles County covers some 3,240 of its 4,083 square miles. More than one-fifth of the population reside in this area. Therefore, the duties of the Commission as a County planning agency are of considerable importance in its overall activities. Subdivision tract maps received

by the Commission included 56,483 lots and covered 32,994 acres. When processing these tract maps, it was sometimes necessary to develop zoning patterns in unclassified areas and to require that the subdivider petition for such zoning before the subdivision could be approved.

Approximately 1,500 square miles of mountainous terrain in the County does not require precise zoning for residential, commercial, or industrial development.



Special consideration was given this type of area as well as beach, stream, and other non-urban areas when study for the Resort-Recreation (R-R) zone was in process. At the end of the year 674.49 square miles of unincorporated area had

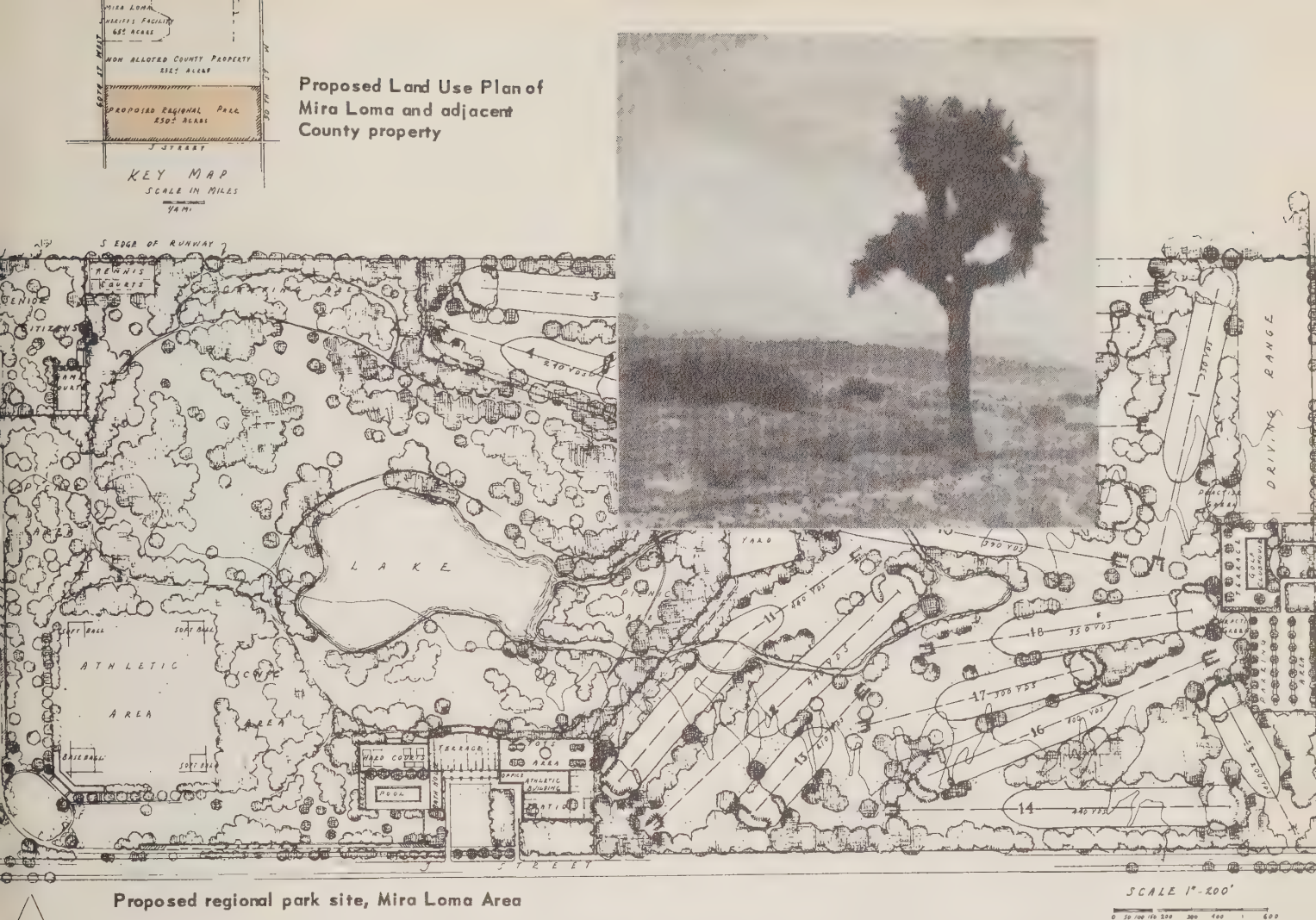
#### ZONING MAPS ADOPTED BY ORDINANCE, 1956-57

District	Date Adopted	Square Miles
NEW STUDIES		
Carbon Beach	Dec. 6, 1956	0.1
Newhall	June 4, 1957	19.4
RESTUDIES		
Walnut (portions)	July 24, 1956	1.0
La Rambla (portions)	July 31, 1956	0.3
Lennox (portions)	Dec. 26, 1956	2.5

#### ADDITIONAL AREAS UNDER STUDY, 1956-57

Area	Square Miles
NEW STUDIES	
North County	2243.6
Pearblossom	44.5
Malibu	166.2
Agoura-Calabasas	27.4
Chatsworth Lake Manor	2.5
Malibu Lake-Las Virgenes	44.5
Topanga Canyon	15.5
Coastal Plain	30.2
Brea Canyon	11.7
Diamond Bar	16.4
Los Alamitos	2.1
RESTUDIES	
Gage-Holmes (portions)	.4
Gardena Valley (portions)	1.1
Lancaster (portions)	15.0
Lawndale	2.0
Quartz Hill (portions)	2.8
City of Lakewood	7.2

been PRECISELY ZONED, including 19.5 square miles of new zoning adopted this year. Although the figure for total unincorporated area precisely zoned was less than that of last year, less area remains to be zoned. The apparent discrepancy can be accounted for by annexations and incorporations. The total unzoned, un-



Proposed regional park site, Mira Loma Area

incorporated area under precise zoning study during the year was 2,440 square miles. Thus, less than 200 square miles of unzoned County area was not under study at the close of the year.

Some of the zoning districts in which new zoning study was initiated were Brea Canyon and Diamond Bar, 28.1 square miles, located in the Puente Hills along the easterly boundary of the County; Los Alamitos, 2.1 square miles, consisting of all the unincorporated land in the Southeast study area lying southerly of Anaheim Road; and the Angeles National Forest area within the First Supervisorial District along with a small parcel adjacent to the northeasterly boundary of Monrovia, 287.1 square miles.

Among its activities as a County planning body, the Commission participates with other County departments and other jurisdictions on various committees. Quite frequently it has been requested to undertake special land use study projects. One such request was made by the Sheriff's Department regarding the use of land adjacent to its MIRA LOMA HONOR FARM near Lancaster. This facility, after

its maximum development, would cover only 300 acres of the mile square County property. The purpose of the Commission's study was to prepare a preliminary guide for further general and detailed studies of public land uses for the remaining area. A portion of the area had been proposed as a regional park site by the Parks and Recreation Department. Since other County departments which expressed an interest in this site were Pound and Forester and Fire Warden, the Commission's recommendations included the locations of an animal shelter and a fire station.



Previously, mention was made of the record number of INCORPORATIONS this year. Although La Puente voted to become a city last year, the official incorporation did not take place until August of this year. Its incorporation added approximately 14,800 people and 3.2 square miles to the County's cities. On December 17, 1956, Downey became incorporated. At that time Downey, an area of 11.8 square miles in the southeasterly portion of the County, had 20,211 dwelling units and a population of 63,997. Upon its incorporation, this city became the ninth most



La Puente



Downey

populated municipality in the County. January 24, 1957, is the date the City of Rolling Hills was officially created. Rolling Hills, consisting of 3.0 square miles in the Palos Verdes Peninsula, had a population of 1,278. The city is unique inasmuch as it is composed of single family residences, exclusively, and it has no schools or public roads. Entry is channeled through four guarded gates.

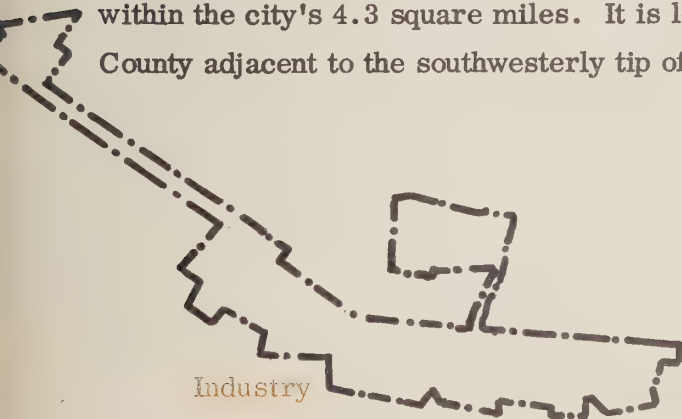


Rolling Hills



Paramount

Several days after Rolling Hills was incorporated, January 30, 1957, Paramount became a city. The 23,228 people of Paramount live in 7,759 dwelling units within the city's 4.3 square miles. It is located in the southeasterly portion of the County adjacent to the southwesterly tip of Downey. Santa Fe Springs and Industry



Industry



Santa Fe Springs

were the last cities to incorporate this year. When Santa Fe Springs incorporated May 15, 1957, it had a population of 9,413. The city, an area of 5.0 square miles, is located on the easterly side of Downey. Industry, a city of 5.4 square miles, had only 638 people when it incorporated on June 18, 1957.

These incorporations affected several of the Commission's procedures. Many zone violation complaints received this year were from areas pending incorporation. When an investigation has substantiated a violation complaint, the violator is ordered to comply to the zoning regulations within a specified time. Within this period a violator may apply for a zone exception or special permit. If this is not done, a continued violation is brought to the attention of the District Attorney's Office. In the case of communities pending incorporation, all County jurisdiction ceases on the date of incorporation and consequently investigations and consideration of exceptions or special permits would be in vain. The Commission avoided such situations by holding all enforcement procedures in abeyance when the incorporation election date had been set until the outcome of the election was known.

A newly incorporated city may CONTRACT WITH THE COUNTY on a cost basis for such planning services as the preparation of a Master Plan, a Subdivision Ordinance, a Zoning Ordinance, planning studies, and the processing of zone administration cases and subdivision tracts. This year, in addition to Lakewood, Downey, La Puente, and Paramount contracted for planning services by the Commission. Santa Fe Springs indicated an interest in contract services. A zoning record map was prepared for Downey and a city map for La Puente. Subdivision tract maps were processed for design, drainage, and compliance with city ordinances for all four contract cities. Technical processing of all zoning matters was accomplished for each city, in addition. Downey and Paramount contracted with the Commission for assistance at their information centers in answering inquiries regarding zoning and land use regulations. These services rendered by the County provide planning activities without interruption due to incorporation and without the expense of establishing a planning department.

The Commission was looking forward to another year of intensive activities. It was expected that through these activities more details of what the future holds for Los Angeles County will be revealed. Equipped with previously gained insight and the ability to foresee future trends, the Commission feels confident that through competent regional and local planning it can provide for the necessities, conveniences, and luxuries of Los Angeles County's millions.

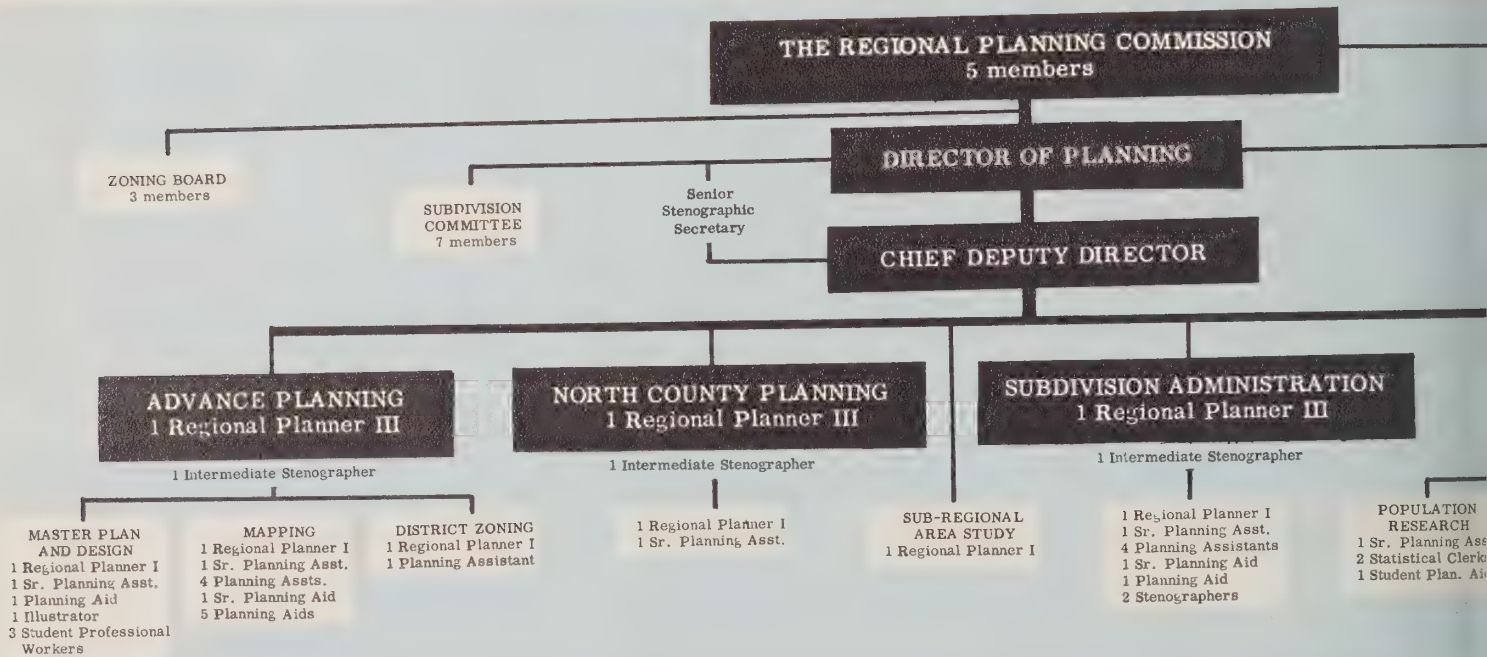
## THE COMMISSION *and its Operation*

When the Los Angeles County Regional Planning Commission was established in 1923, it became the official County agency for planning the physical development of the unincorporated area in Los Angeles County. In its role as county planning agency, the Commission administers County Zoning and Subdivision Ordinances and acts as an advisory body to the Board of Supervisors by making recommendations on all planning matters within its jurisdiction. Administration of the California State Conservation and Planning Law and the Subdivision Map Act is another of its functions. In 1939 the Commission became the planning agency of the Los Angeles County Regional Planning District. Accompanying this status was the additional duty of encouraging the incorporated cities within the County to coordinate their plans with plans for the County as an entire region.

The Board of Supervisors adopted an amendment to the County Administrative Code which reduced the number of Commissioners from seven to five. The advisory members--Agriculture Commissioner; County Engineer; Director of Parks and Recreation; and Road Commissioner--of the Commission remained unchanged. In addition to the advisory members, a Deputy County Counsel serves as a legal advisor to the Commission. At the end of the year the Planning Commissioners were Chairman, Arthur J. Baum; Vice-Chairman, Mrs. L.S. Baca; Zell Harshton; Louis Kanaster; and Alson E. Abernethy.

The Commission staff, under the leadership of the Director of Planning, performs the technical duties involved in the planning process. The Chief Deputy Director, assistant to the Director, retired and his position was unfilled at the

end of the year. Departmental organization of the Commission changed somewhat by the combination of two Zone District sections into a single section and by the addition of the North County Plan Division and the Uniform Zoning Ordinance, Sub-regional Area Studies, and two Branch Office sections. The expansion of the department brought with it additional personnel items; however, since none of the

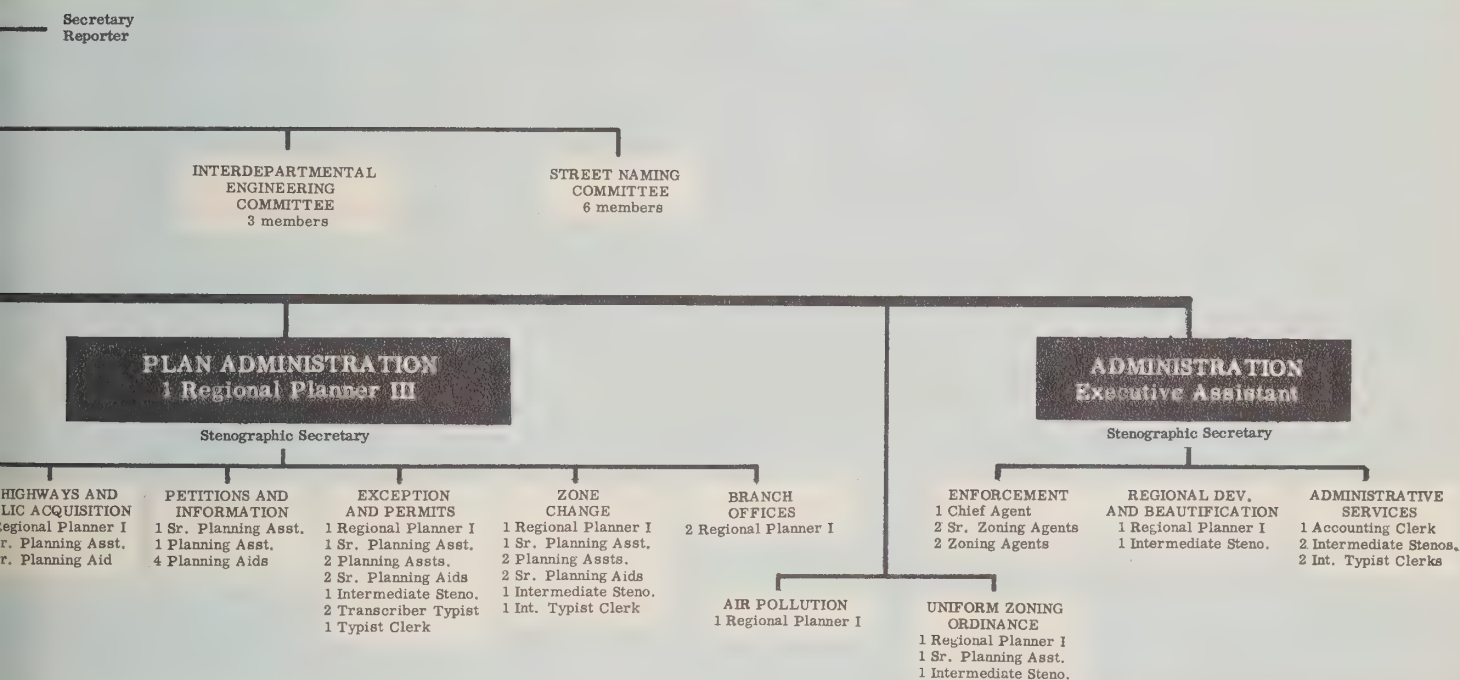


new sections were created before the latter half of the year, none were completely staffed before the year ended.

Sound planning, which has as its groundwork accurate knowledge of the region and expert technical counsel, requires regular meetings of staff members with such committees and groups as the Civic Center Authority, County Boundary Commission, Grade Crossing Committee, Interdepartmental Engineering Committee, Interdepartmental Freeway Committee, Metropolitan Traffic and Transit Committee, Metropolitan Transportation Engineering Board, Southern California Planning Congress, Street Naming Committee, Subdivision Committee, Traffic Advisory Board, various committees of the California State Chamber of Commerce, various committees of the Los Angeles Chamber of Commerce, and Wel-

fare Planning Council.

Occasionally members of the staff meet with other groups in order to co-ordinate the activities of the Commission with their projects. Such groups include Coordinating Councils, Home Builders Institute, local Chambers of Commerce, local Realty Boards, Metropolitan Youth Authority, Registered Engineers



and Land Surveyors Association, and various other agencies of Federal, State, County, and City governments.

On June 30, 1957, ninety-three positions were filled in the planning department. Of these, sixty-three were planning positions. A record number--sixteen--of new personnel were trained during the year in the Mapping Section. The filing of fifty-eight appeals of Commission decisions on special permit and zone exception cases accounted for the addition of another transcriber-typist to the Exceptions and Permits Section. For each appeal case the typists must prepare transcripts of all hearings by the Zoning Board and/or the Commission, which are then forwarded to the Board of Supervisors for review before it decides the appeal. The Master Plan and Design Section had three Student Professional

Workers who were half-time employees. It was the first time the Commission used this item.

At the close of the year the Commission was anticipating a reclassification of several positions within the organization of its technical staff. With the assistance of the Civil Service Commission and the office of the Chief Administrative Officer, the Commission will be able to recruit personnel at a higher planning level than previously.

On the preceding pages is a chart showing the organization of the Regional Planning Commission and its staff. On the following pages will be found a detailed explanation of the activities of each section; a statistical report on workload; and a statement of revenue, appropriations, and expenditures. All of these refer to the year 1956-57.

#### ADVANCE PLANNING DIVISION

### *Advance Planning Division*

Planning studies and special projects continued at a high rate during the year.

#### Studies and projects completed:

- a. Mira Loma Regional County Facilities Study
- b. Palos Verdes School District Study
- c. Ultimate Population Study
- d. East San Gabriel Valley Report - revised to include the City of La Puente and reprinted.
- e. Local Park Study - preliminary report on local park site suggestions prepared for the 1956-57 budget.
- f. Tax Delinquent Land Sales - review of the 1724 items on the tax sale list, Series 79-A, was completed. Compiled list of tax delinquent parcels recommended for County acquisition.
- g. The 1955-56 Annual Report - editing, writing, and design.

#### Displays and artwork completed:

- a. Zoning Ordinance illustrations - prepared for the amended Ordinance
- b. Regional Development and Beautification Committee artwork - designed

litter control symbol.

- c. Air Pollution Control District Liaison Display - prepared public display in the offices of the Regional Planning Commission.
- d. Antelope Valley Fair Exhibit - prepared display emphasizing planning and zoning on a regional scale.
- e. "Zoning and You" Pamphlet - brought up to date by the addition of new sections and the revision of layout.

Projects continued into the next year:

- a. Marina del Rey Study
- b. Small Craft Harbors Study
- c. Regional and Local Park Studies
- d. Riding and Hiking Trails Plan - study began on proposed amendments to the plan which was adopted by the Board of Supervisors on July 26, 1956.
- e. El Pueblo de Los Angeles Historical Monument - member of the section remained on the Master Plan Subcommittee.
- f. Other general planning activities

## Mapping

Functional expansion characterized this section's activity. The County Engineer's accelerated program of preparing new and revising old house numbering maps increased the section's workload of administrative prints. These prints are used by County agencies to aid in the execution of adopted planning policies. In order to clarify the increasing amount of zoning information reflected on administrative maps, new techniques were devised. These techniques involved a new application of standardized color designations for each zone classification rather than noting the zone in each parcel on the maps. Since each section in the department is dependent upon the mapping section for their preliminary planning information, standardization of working maps was also undertaken as a basis for common understanding.

In addition, highway plan changes, zone cases, city annexations, new subdivision tracts, and street name changes were continually posted on six working

maps. Names and addresses of property owners on the Assessor's rolls surrounding tentative subdivisions, zone change and exception cases, and other cases, for which public hearings were held were obtained for notification of such hearings. At the end of the year planning base maps at the scale 1500 feet to one inch were brought up to fifty per cent completion.

### *Manual Zoning*

A precise zoning plan for the Newhall Zoning District was prepared and subsequently adopted by the Board of Supervisors in June. The area covered by the plan is 19.4 square miles. Newhall is located north of the San Fernando Valley in the upper Santa Clara River Valley.

Additional districts under study for initial precise zoning totaled 73.5 square miles. Restudies of approximately 21.8 square miles of detailed zoning were in progress during the year. Most of these studies were initiated by zone change requests and the areas were of sufficient size and complexity to warrant precise zoning study. The zoning plan for a square mile portion of the Walnut Zoning District was adopted.

#### NORTH COUNTY PLANNING DIVISION

### *North County Planning*

This new division, established in March, was created in order to conduct a planning study of the northern portion of the County. Its work is scheduled to culminate in a Master Plan for the area. Studies will be made of population, economic characteristics, land use, circulation, public services and utilities, and land conservation. The project area consists of the Antelope Valley and the mountains and mountain valleys lying northerly of the coastal plain, comprising a total area of approximately 2,260 square miles.

In addition to the Master Plan, the division will prepare precise zoning plans for the area of the Fifth Supervisorial District now subject to interim protective A-2-1 zoning (Heavy Agriculture, one acre minimum area required).

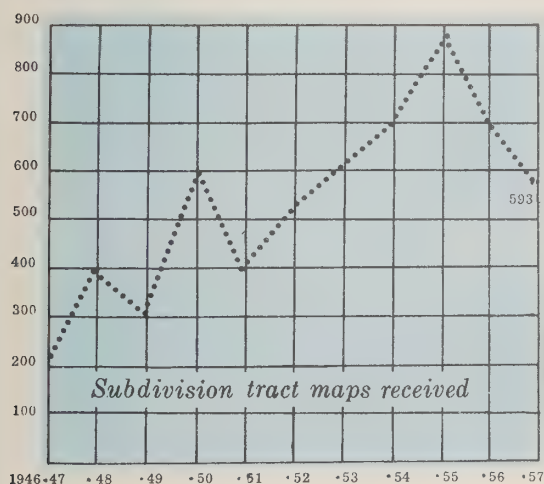
## Subregional Area Studies

Among the sections which were created within the year was the Subregional Area Studies Section. It was established in order to conduct studies leading to the precise zoning of all areas zoned M-3 (unclassified) which are located in the First Supervisorial District. Additional work of the section will be a comprehensive re-evaluation of land use patterns throughout the County.

SUBDIVISION ADMINISTRATION DIVISION

## Subdivision Administration

Special problems resulting from subdivision activity during the year confronted the staff. The unique nature of many of the problems necessitated careful analysis in order to assure continued orderly development of the region. Often staff members met with the subdivider at the site of his tentative tract. Here prob-



lems involved in the development of the land were studied and discussed. On many occasions alternate plans prepared by the staff were more suitable and often of more benefit than the original plan to the subdivider as well as to the aims of the Commission. In order to consider all the problems involved, three Subdivision Committee meetings per week were held throughout the year.

A proposed amendment to the Subdivision Ordinance, which would regulate minor land division, was under preparation during the year. Minor land division involves the splitting of a single ownership into less than five parcels with no requirement for tentative subdivision filing; the Ordinance requirements for subdivision filing do not cover this type of land division. Continued unregulated division of land without regard for drainage or location, width and improvement of private streets, and other problems related to adjacent properties has resulted in haphazard development of the communities in which they are located.

Orderly development was the basic consideration when a comprehensive study was initiated to determine the feasibility of requiring improvement of roads and elimination of flood hazard conditions on Record of Surveys. Under existing regulations record of survey maps having parcels of two and one-half acres or more are not required to have street improvements. The Commission recommended that all record of survey cases, regardless of parcel sizes, be required to make street improvements as a condition of approval. Action on the recommendation by the Board of Supervisors was pending at the end of the year.

Approximately 100 miles of private roads were approved through the processing of record of survey maps, an estimated 18 miles of Master Plan Highways were dedicated, and an additional 116 miles of local streets with approved designs were accepted for dedication.

#### PLAN ADMINISTRATION DIVISION

### *Population Research*

Most of the section's activities involved preparation and publication of the quarterly Population and Dwelling Unit Bulletin, which contains estimates of dwelling units and population in the County by statistical and substatistical areas. Accuracy of the population estimates was tested by comparing estimates of the areas covered by the twelve Special Censuses taken by the Bureau of the Census during the year with the subsequent figures. A special census was taken of Arcadia, Azusa, Burbank, Covina, Glendora, La Puente, Monrovia, Pomona, Redondo Beach, San Fernando, Torrance, and West Covina. A total population of 460,591 was enumerated. The Commission's estimate for the same cities was 452,177, which represented an average error of -1.83 per cent and a median error of -1.08 per cent. The Special Censuses taken during the year brought the total to 80 such counts of areas within the County since 1950.

Dissemination of the Bulletin information was widespread. By the end of the year more than 1800 copies had been distributed each quarter to business firms, financial institutions, governmental agencies, individual citizens, and news-gathering media. In the Los Angeles area press dissemination, alone, reached

an estimated 2,200,000 readers.

In October the section began preparation and distribution of a supplemental report containing a census tract breakdown of the population estimates for the unincorporated area of the County. The report has proved most useful to interested County departments. At the end of the year a special report on North County was being prepared for publication.

## Highway and Public Administration

Representatives from the staff attended meetings of the two newly formed committees, the Metropolitan Transportation Engineering Board Subcommittee and the Interdepartmental Freeway Committee. In addition, a staff member sat on the Interdepartmental Engineering Committee, which is a technical advisory body to the Commission on matters such as proposed changes in the highway element of the Master Plan, precise highway alignments, and traffic channelization. This committee held 26 meetings and considered 89 highway items. Of the items previously reviewed by the Committee, twenty amendments to the highway element of the Master Plan were approved by the Commission and the Board of Supervisors. The amendments affected 77.1 miles of highways.

Added to the Plan (80 feet wide)	12.4 miles
Added to the Plan (100 feet wide)	20.3 miles
Removed from the Plan	33.5 miles
Changed in width from 80 feet to 100 feet	8.1 miles
Changed in width from 100 feet to 80 feet	1.3 miles
Changed from Freeway to 100-ft. width	1.5 miles

Additional changes of the Plan approved by the Commission affected 43.8 miles of highway.

Added to the Plan 80 feet wide	11.4 miles
Added to the Plan 100 feet wide	6.0 miles
Removed from the Plan	16.0 miles
Changed in width from 80 ft. to 100 ft.	10.4 miles

Park site acquisitions increased more than any other public land acquisitions. There were eighteen additional types of acquisitions including schools. Street and alley vacations decreased slightly compared to the record number of such vacations during the previous year.

A considerable number of inquiries answered by the section related to the activation, by owners, of plans for the use of land under the urgency zoning in the Antelope Valley. In counseling this type of cases the staff attempted not only to relate each specific case to Zoning Ordinance regulations, but to consider whether a request for a zone exception or zone change was more feasible; another possible alternative was to advise postponement of the filing until the area has been precisely zoned, which probably would prove to be of greater benefit to the property owner than filing at that time.

As the central office for information on zoning and land use regulations in the County, the section handled inquiries from other governmental agencies as well as the public. Methods of tabulating these inquiries and other workload data were further refined during the year.

Under contract agreements with Downey and Paramount, a member of the staff was assigned to the zoning information center of these cities on a cost basis. The information centers are open one day per week. These cities were assisted in handling the general and detailed inquiries of their constituents.

Antelope Valley zoning policies imposing an A-2-1 protective zone substantially influenced the section's activities. The filing of zone exception or special permit cases increased by 119 over those of the previous year. The requirement for public hearing was waived in March for certain cases in the Antelope Valley. Consequently, the Commission was able to grant a zone exception or special permit request ex parte where, first, the applicant met certain requirements in

zone or use, or, second, he had begun preparation of his site, plans, or financing prior to the urgency zoning. In such cases, however, the Commission could hold a public hearing if one was deemed advisable. Notices of those requests granted ex parte were published in a newspaper of general circulation within the area where the cases were located.

The expansion of existing urban areas and establishment of new ones were reflected in the large number of requests for reduction of lot area requirements. The granting of such change of zone cases permitted residential development in areas which previously had been reserved for agricultural use or it reduced lot area requirements in existing residential areas. Proposed establishment or expansion of commercial centers comprised a considerable portion of zone change requests, indicating a continued growth of business activity. Many of the requests for both types of zone change were related to land in the Antelope Valley. Processing of the cases was tied in closely with subdivision activity and required careful study and planning in order to properly relate them to the present and future growth of the areas involved.

#### Lancaster Branch Office

On February 11, a branch office was opened at 531 West Lancaster Boulevard in the community of Lancaster. In view of the rapid development of the Antelope Valley, the office was established in order to make the services of the Commission more accessible to the people in this area. Work at the branch involved relating zoning information, discussing highways and subdivisions, accepting violation reports, and giving instruction in the preparation needed for filing zone change and zone exception cases.

#### San Dimas Branch Office

Another office was opened on February 11, to serve the people of the East

San Gabriel Valley region. This office, located at 109 North Monte Vista Avenue in the San Dimas community, acts as an extension of the Commission by processing planning and zoning matters of the area.

### *Air Pollution Control District Liaison*

Approximately three-quarters of the industrial use cases reviewed for their air pollution potential were single source or single site location problems. These involved special permit and zone exception cases. The remaining cases were multiple or area source problems concerned with industrially zoned areas. Studies continued on general air pollution control problems.

Other projects undertaken were assistance in the methodology for ascertaining the distribution of the future population of the County, evaluation of air pollution recommendations appearing as conditions in zoning cases, numbering of locator grids on an atlas, preliminary study on the Antelope Valley, and a survey of city and planning officials in the County for office reference purposes.

### *Uniform Zoning Ordinance Study*

Preliminary research began in this newly created section for the development of a uniform zoning ordinance. In order to become fully acquainted with existing zoning provisions, ordinances were obtained from all of the cities in the County and from other selected jurisdictions for review. One phase of the study involved the establishment of a reference file containing 1500 file cards with definitions of pertinent words and phrases extracted from these ordinances.

Special projects in which the staff participated included a study of zoning in the vicinity of civic centers and the preparation of a number of proposed amendments to the Zoning Ordinance.

#### ADMINISTRATIVE SERVICES DIVISION

### *Planning Environment*

Side effects of the high subdivision activity of previous years were in evi-

dence. The intense selling program of subdividers probably contributed to the increase in investigations of advertising signs which had been erected and maintained in violation of existing zoning. Fewer complaints of land use violations were received in the past year than in the preceding one. This factor might be accounted for by the loss of areas within County jurisdiction through annexations or incorporations together with the handling of many minor complaints by these local jurisdictions.

Procedures which initiate the inspection of premises used by business license applicants changed during the year; hence, many requests for such investigation came to the section under the category of complaints. A greater number of zone exception and special permit investigations resulted from the semi-monthly inspections made of dump sites. Handling of his own court cases by each enforcement agent continued to expedite these cases.

At the end of the year the section instituted the new program of investigating all premises where industrial type structures have been erected in order to ascertain compliance with the required parking spaces. Results of these inspections will provide part of a statistical base for a review of Ordinance provisions relating to off-street parking.

## *Regional Development and Beautification*

In addition to other beautification projects, the Committee began work on a tree planting and landscaping project. As a means of ascertaining the extent of tree planting taking place, cities within the County were contacted to obtain a list of the types of trees being planted in the cities and, if it existed, an official list of trees to be used in any future street-planting programs. The Commission considered and approved recommendations that the Board of Supervisors adopt amendments to various County Ordinances relating to the planting of trees in new subdivisions and to the planting and preservation of ornamental vegetation upon public highways, public grounds, and public property.

The design of buildings around existing and proposed civic centers was under study. This project involved working with the various cities in which the

civic centers are located regarding the preparation of a proposed ordinance regulating the design of structures in and around the sites. This work was in progress at the end of the year. In addition, various programs were under consideration for the next year.

### *Administrative Services*

Supply functions and financial details of the department continued to be handled by the staff. The supply functions included requisitioning for maps, photostats, general office supplies, and furniture. Heavy maintenance services, repairs, and telephone installations also were requisitioned. Creation of the new sections and division in the Commission greatly increased the extent of these duties. In addition, the section maintains a centralized map file.

New publications were received and catalogued in the library of the Commission in order to assure its maximum usefulness as a reference source for staff members. Reports prepared by the Commission were distributed to outside agencies and individuals; in addition, news releases announcing the decision of public hearings were prepared and issued to newspapers and press services.

The payroll clerk kept all of the department's payroll and personnel records current. Additional duties involved accepting zoning, transcript, and other miscellaneous fees and deposits.

# REGIONAL PLANNING COMMISSION

MEETINGS 77

PUBLIC HEARINGS 239

\*AGENDA ITEMS 3114

## REGIONAL PLANNING DISTRICT

MEETINGS 6

### ZONING PROGRESS

(Statistics in square miles)

#### Precise Zoning of Unincorporated Land by Major County Areas

Areas	Completed New Restudy		Under Study New Restudy		Total Area (Unincorporated)
Coastal Plain	00.0	03.8	30.2	03.5	394.96
North County	19.4	00.0	2243.6	17.8	2,545.70
Santa Monica Mountains	00.1	00.0	166.2	00.0	168.93
Channel Islands	00.0	00.0	00.0	00.0	130.00
Total	19.5	03.8	2440.0	21.3	3,239.59

#### County Area Zoned (including cities)

##### Incorp. Unincorp.

July 1, 1956	808.72	689.99
Newly zoned		19.50
Newly annexed	5.50	- 5.40
Newly incorp.	29.40	- 29.40
June 30, 1957	843.62	674.69
Total County Area Zoned	1518.31	
TOTAL COUNTY AREA	4083.21	

### MAPPING

Types of Maps	No.
Zone Change	476
Exception, Special Permit	1,027
Precise Plan Final	117
Special Zone	31
Office Record	160
Recording Amendment	2,006
Individual Project	85
Setback	179

### MASTER PLAN AND DESIGN

Projects	No.
Master Plan Amendments	5
School Studies	4
Special Projects	6
Displays and Artwork	5

Total 20

Area Study Information Sheets	12
Tracings	12
Study Prints	24

Total 4,129

\* A case may appear several times as an agenda item.

## SUBDIVISION ADMINISTRATION

Tract Maps	No.
Pending July 1, 1956	71
Received	593
Approved	494
Denied	2
Withdrawn	73
Transferred	3
Disposed	572
New Tentative	312
Revised	133
Reactivated	64
Renewals	63
Pending June 30, 1957	92
Lots in Maps Received	56,483
Acreage in Maps Received	32,994

## POPULATION RESEARCH

Building Permits Reviewed	No.
Unincorporated area	42,616
Incorporated area	59,452
Contract cities	5,112
Total	107,180
Inquiries	
Citizens	683
County Departments	212
Other Governmental Agencies	160
Total	1,055
Miscellaneous	
Annexations Reviewed	124
Dwelling Units placed in cities	634
Reports from other cities	480
Population Bulletins published	4
Special Reports	3

## HIGHWAYS AND PUBLIC ACQUISITIONS

Types Considered	No.
Highways	369
School Sites	64
Drainage Easements	23
Park sites	19
Flood Control Rights of Way	10
Slope Easements	7
Reclamation & Refuse Disposal Sites	4
Access Rights	3

Fire Station Sites	3
Probation Camp Sites	3
Water Works	3
Golf Courses	2
Riding and Hiking Trails	2
Biscailuz Center Addition	1
Library Site Addition	1
Marina	1
Off-Street Parking Lot	1
Park Maintenance Yard	1
Sewage Treatment Plant Site	1
Total	518

Vacations	Approved	Disapproved
Street & Alley	71	18
Riding & Hiking Trails	2	0
Drainage Easements	13	0
Access Rights	3	2
Total	89	20

## ZONING INFORMATION AND COUNSELING

Information	No.
Counter inquiries	26,388
Telephone inquiries	37,602
Correspondence	691
Counseling	
Situations discussed	3,691
Total	38,372

Miscellaneous	
Forms issued	1,659
Cases filed	865
Special Use Business Licenses	
Reviewed	1,943
Dance License Applications	
Approved	74
Outdoor Advertising Permits	
Reviewed	890

## EXCEPTIONS AND PERMITS

Cases	No.
Pending July 1, 1956	95
Newly filed	652
Approved	471
Denied	82
Withdrawn	31
Disposed	584
Pending June 30, 1957	163
Appeals	58

## ZONE CHANGES

Cases	No.
Pending July 1, 1956	48
Filed by petition	216
Filed by RPC initiative	22
Approved	140
Denied	58
Withdrawn	34
Disposed	232
Pending June 30, 1957	54

## BRANCH OFFICE (LANCASTER)

Counseling & Information Counter Telephone		
Misc. Planning Information	355	167
Zone Exception Cases	253	118
Zone Change Cases	427	190
Special Permit Cases	9	0
Antelope Valley Study	41	24
Investigations and Violations	18	37
Subdivisions	97	26
Highways	25	9
Total	1,225	571

## AIR POLLUTION LIAISON

Cases Reviewed	No.
Industrial sources (single)	
Special Permits	57
Exceptions	61
Industrial sources (area)	
Proposed Zoned Districts	3
Zone Changes	38
New Zone Classifications	2
Total	161

## ZONING ENFORCEMENT

Inspections	No.
Land Uses	971
Advertising Signs	518
Business Licenses	23
Exceptions and Permits	1,904
Total	3,416
Court Cases	27

## WORKLOAD FOR CONTRACT CITIES

Downey	No.
Zoning Petitions filed	42

Zone Changes	11
Exceptions and Permits	22
Subdivision Tracts	4
Land Use Inspections	17
Zoning Record Map	1

### Lakewood

Zoning Petitions filed	8
Zone Changes	3
Exceptions and Permits	5
Subdivision Tracts	3
Land Use Inspections	6

### La Puente

Zoning Petitions filed	1
Exceptions and Permits	1
City Map	1

### Paramount

Zoning Petitions filed	3
Zone Changes	2
Exceptions and Permits	5
Subdivision Tracts	2
Land Use Inspections	10

## MISCELLANEOUS

Master Plan Amendments	No.
Highway	22
Shoreline	1

Plot Plans Processed	982
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### Interdepartmental Engineering Committee

Meetings	26
Highway items	89

### Subdivision Committee

Meetings	148
Tracts considered	919

### Zoning Board

Meetings	72
Items processed	508

## REVENUE FROM CASE FILING FEES

<u>TYPE</u>	<u>NO.</u>	<u>FEE PER CASE</u>	<u>AMOUNT</u>
Zone Changes	252	\$ 35.00	\$ 8,820
Zone Exceptions	488	35.00	17,080
Special Permits	102	10.00	1,020
Cemetery Permits	2	100.00	200
Explosive Storage	1	10.00	10
Total	845		\$27,130

## REVENUE FROM MISCELLANEOUS FEES

<u>TYPE</u>	<u>AMOUNT</u>
Transcript Fees (Paid through Board of Supervisors)	\$1,411.25
Transcript Fees (Paid directly to RPC)	60.13
Zoning Ordinance Booklets (@\$1.50 per booklet)	454.50
Service Contract with City of Lakewood	3,597.34
Service Contract with City of La Puente	615.55
Postage refunded	2.08
Total	\$6,140.85

## TOTAL REVENUE

Case Filing Fees	\$27,130.00
Miscellaneous Fees	6,140.85
Total	\$33,270.85

Revenue received during the 1956-57 fiscal year increased \$3,343.51 over that of the last fiscal year.

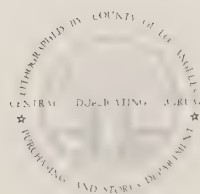
## APPROPRIATIONS AND EXPENDITURES BY TYPE

<u>TYPE</u>	<u>APPROPRIATION</u>	<u>SAVING</u>	<u>EXPENDITURES</u>	<u>BALANCE</u>
Salaries-Wages	* \$ 623,322	\$31,367	\$574,262	\$17,693
Maintenance-Operation *	48,481		38,323	9,387
(Commitments-\$771)				
Capital Outlay (Equipment) *	10,159		8,615	440
(Commitments-\$1,104)				
Total	(\$1,875) \$681,962	\$31,367	\$621,200	\$27,520

The net expenditures for 1956-57 totaled \$621,200, which is an increase of \$44,779 over the \$576,421 spent during the previous year. Expenditures for Salaries and Wages represented 92.4% of the total.

\*Includes additional appropriations for the establishment of new division--North County Plan--and new sections--East San Gabriel Valley Branch Office, Lancaster Branch Office, Subregional Area Studies, and Uniform Zoning Ordinance Study.

Supervision: Joseph K. Kennedy  
Writing: La Verne C. Armstrong  
Design: Gene Wolfe



VENICE

WASHINGTON

EXPOSITION

VERNON

LOS

79TH

MANCHESTER

92ND

GARFIELD



**14 DAY USE**  
**RETURN TO DESK FROM WHICH BORROWED**

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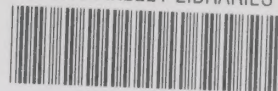
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